

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
February 8, 2023

IN ATTENDANCE:

Kathleen Lara, Chairman	Michael Hoyt
Michael Croissant	Paula Elaine Kay, Attorney
Kristin Boyd	Laura Eppers, Secretary
Arthur Knapp	
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 December 14, 2022 minutes was made by Michael Croissant and second by Kristin Boyd.

All in favor, 0 opposed.

Need to hold the approval of the December 28, 2022 minutes until the next meeting due to not having enough people present tonight that attended said meeting.

DISCUSSION ITEMS:

JOSEPH ROSSINI

82 Cold Spring Road, Monticello, NY
Joseph Rossini, Project owner

Joseph Rossini – We are looking to put a landscaping & masonry equipment supply store and yard at 82 Cold Spring Road. It will be sales, rentals, and repairs for all material and equipment related to landscaping, masonry, and site work. Examples are sand, gravel, mulch, top soil, curb stone, pavers, cut stone, lawn mowers, leaf blowers, etc.

Chairman Lara – Matt, would you please give the applicant your comments before the Board speaks.

Matt Sickler – Sure. Typically, with a site plan the Board looks for information such as access to the site, where the driveway is located, parking for employees/customers, and areas of outdoor storage for any materials; you mentioned landscaping, masonry supplies, and things of that nature. Identify things like that on the plan, that way the Board has an idea of the extent of the operation and what that might look like. Joseph Rossini – I have a survey. Helen Budrock – For some clarification, Matt, maybe you can

describe the difference between a survey and a site plan. Matt Sickler – The survey shows what exists at the site at the time of the survey. The site plan would include the layout of parking, the traffic circulation, some accessible parking for the store, areas of outdoor storage; showing how customers will access it and be loaded, any fencing, any exterior light, signage and so forth. So basically, the site plan is more detailed on what you propose the property to look like when it is in operation. Joseph Rossini – We can reach out to one of our engineers. Chairman Lara – If you reach out to Tarolli's office, the company who did your survey, they can probably help you out.

Chairman Lara – I see that the property is on Schroder and Cold Spring, where will the primary entrance be? Joseph Rossini – Off of Cold Spring Road. Chairman Lara -Okay. Is this the old ice cream building? Joseph Rossini – No, this is right down the road from that. Michael Hoyt – It's the old Wechsler building. Chairman Lara – Cold Spring is such a hairy road, but now that I know where this is, I'm not so concerned with the traffic in and out.

Helen Budrock – There is another site close by that has stone and gravel. Jim, is that the Town or Highway dept.? Jim Carnell – That's where the barn is and it is the next block over. Helen Budrock – Okay, so this fits with the character of the neighborhood. It's a very mixed area, where there is some residential houses and some other uses. Chairman Lara – Right. Helen Budrock – As this is currently a vacant lot, it would be a change of use. Something that I noted was, there are 2 ways to interoperate the use for this project. It could be considered retail sales, which is a permitted use with just site plan approval, or outdoor sales, which is also permitted but would need site plan review and a special use permit. Obviously, a special use permit would give you more flexibility and discretion to impose conditions such as hours of operation and noise. It's up to the Board as to how you want to classify it and maybe Paula has something to add. Paula Kay – There is a laundry list of requirements for outdoors sales that you won't see if it was retail sales. Chairman Lara – Do you have an example? Helen Budrock – I have pulled up the list and somethings are, access to and from public roads and parking facilities, adequate access for emergency vehicles, must maintain proper amount of waste receptacles, shall be of suitable grade and well drained if the area is unpaved, and protecting adjacent properties from any run off site material. This is very general for any outdoor sales so I don't think there is anything that would be specific to this particular use. Chairman Lara – I agree. Especially since it is not out of character for the area. In my opinion, I would be okay with just a site plan. Arthur Knapp – I agree. Michael Hoyt – Me too. Helen Budrock – Okay, it will be considered retail sales, which is a permitted use, so you don't have to go through hoops with the special application. We do need an environmental assessment form that gets reviewed for every project. You just need the short form and the Building Dept. can help you with that. Jim Carnell – It is also available on our website in a fillable PDF version that can be submitted via the website. Helen Budrock – It is called an Environmental Assessment Form, or EAF, and there is a short form and a long form, you want the short form. It's 3 or for pages long and is a series of questions about wetlands, endangered species, and things like that. It is a standard form that everyone has to fill out, but I don't think anything will be applicable to your site. Other than that, I think everything else is pretty straight forward. Chairman Lara – Agreed. Helen Budrock – So, he needs to come back with additional information on the survey, again, location of outdoor storage, customer and employee parking, emergency access, etc. and a short form EAF. Then, since Cold Spring is a county road, we will have to refer this to the County DPW, so they can look at it. However, we wouldn't do that until we get a site plan. That way they know where the parking and access drives are. Mostly they are concerned about

access and site distance and since that is an existing driveway, they shouldn't have any issues. Michael Hoyt – Isn't most of that entrance off Schroder Road? Jim Carnell – The back lot would probably be accessed from Schroder Road. The retail store would probably be accessed from Cold Spring Road, but anybody picking up or loading material would access from Schroder Road. Joseph Rossini – Right. Paula Kay – Kathleen, is the Board going to be looking for any sort of screening or landscaping? Chairman Lara – Yes. That is something I wanted to address. I have seen some mulch places that have things to hold it and it made it look a little nicer. Jim Carnell – They will be selling the landscape product, so they will have anything you ask for. Chairman Lara – Obviously, it's hard to do landscaping, especially on Cold Spring because you are right on the road, but when you do a site plan, we are going to want to see some kind of landscaping or sprucing up. Jim Carnell – Also, signage. Chairman Lara – Correct. Joseph Rossini – We did a lot of clean up in there. Chairman Lara – We know and I've seen your work, you do a lot of good work. I'm sure it will be awesome.

No further questions or comments from the Board.

ANES KURTAGIC

State Route 42 & County Road 109, Kiamesha Lake, NY
Tim Gottlieb, Project representative

Tim Gottlieb – We are here tonight for a change of use and special use permit for the property located at on the corner of Route 42 and County Road 109. The change of use is from storage to distribution. Right now, the person sing it sells and installs windows and doors.

Jim Carnell – I don't know if the Board is familiar with the building, but the current owner has made a lot of physical improvements to it over the last couple of years. I think he also owns the adjoining parcel and demolished the old, burned down building that was on it. He cleaned up the site and even brought in fill to level it off. He did it a little bit at a time because at first it was for his personal use. At this time, he must be moving on or getting a tenant or something. It was a vast improvement on that corner. Chairman Lara – With the grocery store also going in nearby, it will be a positive move in the right direction for that area, in my opinion.

Chairman Lara – Matt, do you have any comments? Matt Sickler – Just that I think we will possibly need DOT to look at the entrance with trucks entering close to that intersection. It doesn't appear that there is any outdoor storage proposed and everything is inside the building. Tim Gottlieb – That's correct. Helen Budrock – This is going to have to go to the County anyway because of the county roads. Kathleen Lara – It isn't really a big change.

Chairman Lara – Helen, do you have anything? Helen Budrock – This is going from personal storage to distribution or warehouse, right, as it is more of a storage for materials? Tim Gottlieb – Right. Helen Budrock – I think this is pretty straight forward, but because it is a change in use to a warehouse, that will be a special use and we will need a public hearing. Also, as I mentioned already, it will have to be referred to the County. I don't know if the Board wants to handle all of that tonight and schedule the public hearing. Chairman Lara – I think that would be okay as we are not looking for any additional

information at this time. Helen Budrock – Being we need at least 30 days and time to send and receive comments for the 239 request, we are looking at the March 22nd meeting. Tim Gottlieb – That works for me.

No further questions or comments from the Board.

A motion to schedule a public hearing on March 22, 2023 was made by Michael Hoyt and second by Kristen Boyd.

All in favor, 0 opposed.

218 HILLTOP

218 Hilltop Road, Monticello, NY

Joel Kohn, Project representative

Joel Kohn – This project goes back 3 years or so. It stopped during Covid and the applicant is now ready to proceed. We previously had a public hearing that we submitted written response to. As far as water and sewer goes, we still need to resubmit to the DEC and submit to the DOH. According to our engineer those reports should be completed within the next couple of days and we hope to have them submitted to both agencies before the next Planning Board meeting. However, we definitely won't have anything back from those agencies by then. We will also be submitting a wetlands disturbance permit to the Army Corps of Engineers because of the road crossing. There were some comments from the DEC about how we should do that, so we are working on that. The SWPP has been approved by MH&E. A traffic study was done and the Town's traffic engineer had some comments on that, which we addressed. I know we can't get final approval until we get approval from all outside agencies, but we were hoping for conditional approval within the next couple of weeks.

Chairman Lara – Do you know how long it will take the DEC? Joel Kohn – You ever know but this is a resubmittal, since it was previously submitted. We hope it will be quicker, but that could still mean anywhere between 1 to 6 months. I did notice that they are a little quicker at responding these days.

Chairman Lara – Okay. Matt, can you go over your comments please. Matt Sickler – One of our concerns with this project was the status of the wetlands. Joel provided me with a copy of the email from Mike Fratz at the DEC and Mr. Fratz stated that they had mapped the DEC jurisdictional wetlands in 2019 and would not be issuing a new map as the current map is valid until 2024. He did however note that the other wetlands on-site are eligible for DEC jurisdiction. Also in that email, he asked the Board to consider requiring some advanced separations from the core wetland and things like that. There is a copy of that email in the Google Drive if you want to review it, but I think is the biggest concern at this time.

Obviously, the Board will also need to receive the water and sewer reports prior to taking any SEQR action, that way we can confirm those two areas.

Helen Budrock – This predates me and I do not see anything on the Drive in regards to SEQR. Paula or Joel, do you know where we are at in the SEQR process? Joel Kohn – I believe the Board declared themselves as Lead Agency, but no NEG DEC yet. Paula Kay – That was it. Helen Budrock – Joel, would you mind digging out the long form EAF and sending it in so that I can take a look at that? Joel Kohn –

Sure. Helen Budrock - I think the Board will have to go through part 2 of the EAF and motions of the Neg Dec. Paula Kay – Joel, when did the original public hearing happen? Joel Kohn – December of 2019 and I believe written response to that was submitted in March of 2020, right before Covid hit. Helen Budrock – Can you send us that response as well? Joel Kohn – It is already on the Google Drive. Paula Kay – I think the Board should take a look at that, as it has been some time, and make sure everything was adequately addressed. Kristen Boyd – Can we do a new public hearing? Chairman Lara – I did ask about that prior to the meeting and it is up to the Board. As quite a bit of time has passed, I was going to also bring this up tonight and see what the Board wants to do. Joel Kohn – We get it and Covid was a big part of that, but nothing has or will be changed on the site. Michael Croissant – The area has changed. There are more neighbors, more people, more traffic, more everything. New people that have moved in need an opportunity to see the project and ask questions. Can we also ask for another traffic study being it has been over 2 years? Helen Budrock – Joel, I see a copy of the SWPP in the Drive, but I do not see the traffic study. We should get a copy of that and see if anything needs to be updated. Chairman Lara – Did you get any headway with the Highway Dept. in regards to signage that we talked about? Joel Kohn – I didn't realize until today that the email I typed to Rich Benjamin was never sent and was in my drafts, so I sent the email out today. Chairman Lara – That's okay. We still have time, but any signs you can get helps. Michael Croissant – I see where you are going with that Kathleen, but in my option, added signage on a back country road makes it look like crap. Jim Carnell – It is for safety issues and trying to mitigate a condition on a Town Road. Chairman Lara – It isn't the best Town road either. Jim Carnell – There is a turn in the hill there and certainly some signage that indicates truck and/or buss entering ahead will help to get people to slow down when they get close to the entrance. Chairman Lara – Yes and maybe ask the developers, and I say that generally, to make people who are visiting aware of the situation. Anything to be a little more proactive. Arthur Knapp – Some kind of increased awareness.

Chairman Lara – So, I guess there are 2 things here on the table; a public hearing and a traffic study. What do we want to do about the traffic study? Joel Kohn – I don't think the results of the traffic study will change. Michael Croissant – It will be helpful to you if it doesn't. Joel Kohn – I get Michael's point, but a new traffic study would have to wait till the summer and they were hoping to have approval before then. It would essentially just be delaying the project another year. I know it has already ben delayed, due to unseen circumstances, but why delay it more? Chairman Lara – Maybe we should start with reviewing the traffic study that was already done. Helen Budrock – You may not necessarily need new traffic counts, maybe just the growth factor and accounting for any additional developments in the area. Paula Kay – I think we should have our traffic engineer take another look at the prior study, see if there is anything he thinks should be updated, and speak to the projects engineer. None of us are experts and maybe we should let them figure it out and make sure everything is covered. Chairman Lara – Do we need a motion for that? Paula Kay – Do we already have Jay engaged on this project? Joel Kohn – Yes. Paula Kay – Than no you don't. Laura should send the traffic study back to Jay and ask him to reevaluate it. Laura Eppers – Okay.

Chairman Lara – That leaves the public hearing. What does the Board want to do? Michael Croissant – I think it is important to hold another one. Michael Hoyt – I think we should have another one as well. Kristin Boyd – I think it has been too long and for the same reasons Michael said, I think a second public hearing is suitable. Chairman Lara – If we can get all our ducks in a row and have Jay take another look at the traffic study, is that doable by March 22nd or would you need to go into April? Joel Kohn – I would

want it the second meeting of February, but that is not possible. Paula Kay – I think the second meeting in March work fine. Chairman Lara – From what you have explained Joel, your timeline is super expedited and I know you want to keep this moving as quickly as possible, but we need assure there is enough time for everything to be done. Joel Kohn – They wanted to have at least one building done for this summer, which I don't know will be realistic or not. Jim Carnell – As far as notification wise, the first meeting in March would be oaky. Joel Kohn – That would be March 8th. Kathleen Lara – I will not be here for that meeting. Michael Hoyt – I don't think I will be here either. Kristin Boyd – Actually, that is the one week that I will not be able to attend. Chairman Lara – Maybe we should stick with the 22nd because it sounds like we might not have a quorum for the meeting on the 8th. Helen Budrock – We only have one alternate currently, right? Michael Croissant – Yes. Chairman Lara – March 22nd it is.

Helen Budrock – The application was submitted in 2018 and the public hearing was held late 2019, so we can assume SEQR was done withing that time frame. Does it hurt to have the Board reaffirm Lead Agency status and recirculate just in case something comes up? I think there was a project in Fallsburg that lapsed and, in the meantime, the DEC found an eagle's nest. I don't think that will happen with this project, but we want to make sure we are coving all the bases. Paula Kay – At the very least the Board should reaffirm. It has certainly been long enough. It may be in the long run best for the applicant for us to recirculate, but think we can leave that a little bit up to them. If there is an issue, it would certainly be better to find out at the beginning. Joel Kohn – I will discuss that with them and see what they think, but tonight can the Board make a motion to reaffirm Lead Agency status? Chairman Lara – Paula, is that okay being this is not on as an action item tonight? Paula Kay – Yes because it is a minor action, like a 239 or scheduling a public hearing. Chairman Lara – Okay.

A motion to reaffirm Lead Agency was made by Arthur Knap and second by Michael Croissant.
All in favor, 0 opposed.

A motion to schedule a public hearing on March 22, 2023 was made by Arthur Knapp and second by Kristen Boyd.
All in favor, 0 opposed.

SILVERCREST TOWN HOMES

91 Fairground Road, Monticello, NY
Amador Laput, Project manager
Luca Spensieri, Project applicant

Amador Laput – Last time we were in front of this Board we were directed to go the Village and work out the water issue. We have now obtained the water easement and we are here tonight to find out what is next. Helen Budrock – This is another project that we need to kind of reorient ourselves with. It looks like the application was submitted in 2021 and the discussion about the water issue was in April of 2022. Chairman Lara – Do us a favor and just give a brief overview. It doesn't have to be super detailed. Helen Budrock – Would it be helpful if I also share my screen? Chairman Lara – Sure. Amador Laput – This project has been going over 10 years. It started in 2008 and at that time it was 62 town homes proposed. We have paired it down to 41 town homes, so we reduced it quite a bit. It is located on Ripple

Road, right off Cold Spring Road; a little south of the Village. We basically had the whole lot filled in before with more townhouses on the south side of the map. Once we removed them, we ended up with 41 homes and that space has become parkland. The road is still the same and the entrance will be off Fairgrounds Road. There will be catch basins in the road for stormwater that will be directed to a stormwater pond and water is now being serviced by the Town.

Helen Budrock – On the Project Overview form, it states that Townhouses are subject to the requirements of code 250-28 and a suitable enclosed, equipped, and landscaped children’s play lot is required. At that time there was not one shown on the plans and the area labeled “parkland” was not sufficient. I still do not see one proposed on the plans, so maybe you can update that. I am assuming it will go in the parkland area. Amador Laput – Yes, it is and we will show it. Paula Kay – To add to that, any other recreation you plan on having should also be shown on the site plan. At some point the Board is going to determine the recreational fees and are going to want to see all recreation. Whether it be a required playground or any additional recreation; even walking paths, a pool, a clubhouse, etc. Amador Laput – Okay. Chairman Lara – That correlates with the parkland fees. If there are no recreational facilities, the Board could vote to charge the maximum fee. If you show that there is an over abundance of recreation, the Board could vote to impose the minimum amount. That is why it is important to show everything on the site plan. Amador Laput – Okay. Helen Budrock – The other thing I had on my notes from the last time this project was here was, that a landscaping plan would be helpful. Any internal trees or landscaping through out the project. Amador Laput – Okay.

Jim Carnell – When this project first came in it was originally a cul-de-sac and we discussed maintenance and road dedication. Is there any on-site property or building maintenance facility that will be incorporated into any of the buildings? Any on-site sand storage or lawnmower storage or will that be contracted out? Amador Laput – They haven’t decided that yet. Him Carnell – If that is something that is going to be anticipated on the site, it should be added to the plan as well. Amador Laput – Sure. We will talk about that and if it is going to be there, we will show it. Helen Budrock – Has there been any changes to the plans that were submitted in 2021? There was also a long form EAF that was submitted in September of 2021, but I don’t see the Board ever declared themselves as Lead Agency. Do you think that form needs to be updated, or is everything still the same? Amador Laput – I will have to take a look at that form and see if it was submitted before we reduced the number of units. Helen Budrock – Okay and either resubmit it if it is updated or let us know if nothing needs to be updated. That way the next time you come back we can start the SEQR process and declare Lead Agency.

Chairman Lara – Forgive me if I don’t see it, but is there guest parking? Parking is always an issue, so maybe just explain how everyone is going to park. Amador Laput – I believe there are 3 spots for each unit and they are next to the units. Whatever the zoning had is what we complied with. Chairman Lara – Okay, as long as there is enough. Michael Hoyt – There are 3 spots for each unit? Amador Laput – That’s what I remember. Michael Hoyt – I think there are 2 for each unit.

Chairman Lara – Matt, do you have anything to add? Matt Sickler – I don’t recall right now if I had any comments. I will take a look tomorrow and now that they have the water easement, I can get back up with Mike Messenger and discuss what improvement, if any, are required. Chairman Lara – Perfect.

No further comments or questions from the Board.

TCFD – SPECIALTY HOSPITAL

Lake Louise Marie Road, Rock Hill, NY

Glenn Smith, Project architect

Glenn Smith – We are here for a minor site plan modification. This is the Center for Discovery’s specialty hospital project, that was the old Frontier building, and we got site plan approval for this about a year ago. The building is surrounded by parking lots and they are looking to get rid of some of the asphalt. There is a road that goes around the entire building, which they will keep, and then replace some of the asphalt with landscaping, in the green area you see on the site plan. The light green colored area will be a grass covered road with geogrid in it, for emergency vehicles. There will be a gate at both ends because they don’t want anyone else to drive on it, but it will be accessible to emergency vehicles. There will be an employee parking lot here by the employee entrance into the building. It will be over a half-acre of asphalt they will be taking out and even taking out these 44 parking spaces, there are still 535 spaces left.

Chairman Lara – I love that idea. Glenn Smith – The Center is big on landscaping.

Jim Carnell – Do you know the distance between the building and the area right here? Glenn Smith – 15’ to the building and 26’ for the width of the access drive. Jim Carnell -Okay. Is it mentioned on the plan?

Glenn Smith – No, but I will add it and this side, that is already built, has the same detentions.

No further comments from the Board and they are ready to act on this project.

A motion to take the agenda out of order was made by Arthur Knapp and second by Michael Croissant. All in favor, 0 opposed.

CAMP ADAS

13 Norris Ave, Monticello, NY

Joel Kohn, Product representative

Joel Kohn – Camp Adas had a fire in their dining room that destroyed it. They are essentially looking to replace that building before this summer, as they can’t operate without it. The building was kind of an odd shape, irregular configuration that was a total of 14,600 sq. ft. They are looking to replace it with a 14,000 sq. ft. rectangular building. I have a sketch of it on the old survey. We are keeping the same setback for the front yard because they do not meet the required 100’ setback and 25’ away from any other buildings.

Chairman Lara – The Board understands the camp can not open without a kitchen, so we had a discussion prior to the meeting. We would be okay with giving conditional approval if you could come back with a site plan within a certain time frame. Joel Kohn – That is fine and I have had this discussion with the camp. Chairman Lara – I believe this project never had a site plan, right? Jim Carnell – We don’t have one on file. John Kohn – I could not find one either but that is not an issue, we will have a survey done. Some of the other building may have also changed since this is a 30-year-old camp. Chairman Lara

– Most of them have burned down. I only know because it is my neighborhood. Joel Kohn – We are fine with conditional approval. However, it's hard to get an exact time frame for a site plan as the surveying of a property this size could take a while. You could be talking about 2 or 3 months out. Chairman Lara – Maybe use someone local as that could save some time. Joel Kohn – We will look into someone local and see what we can do. Michael Hoyt – When are they looking to start? Jim, are you okay with them starting beforehand. Jim Carnell – I don't know where they are with building plans at this point. Michael Hoyt – Where are you with that? Joel Kohn – Building plans are in the works. We have preliminary floor plans and I think they are working on construction details now. Michael Hoyt – So, you are not ready to start yet? Joel Kohn – They are looking to submit buildings plans within the next 2 or 3 weeks. Helen Budrock – The conditional approval for be for issuance of a building permit? Chairman Lara – Yes. Michael Hoyt – But, not the C/O. They will need to meet all conditions before that. We are not looking to get a site plan when this project comes back years from now, we need one before you can occupy the building this summer. Joel Kohn – I think they would be fine with that condition.

Chairman Lara – Can you also show signage on the plan. Joel Kohn – Like signage on Sackett Lake Road? Chairman Lara – Obviously you can't do that, but people have a hard time finding the camp. You wouldn't even know it's there, which is kind of neat, but maybe something by the entrance. Michael Croissant – I don't think they can do that. Do you own a corner piece of property? Chairman Lara – I guess not, but maybe on the street sign or something. I am only saying this because, like I said, this is in my neighborhood and sometimes I get stuck behind someone who has come to a crawl looking for the camp. Joel Kohn – I think there used to be a sign there when it was Camp Shira. Chairman Lara – That is what I am getting at. I don't know for sure, but it is something to look at. Michael Croissant – Maybe an easement to have it one another property. Jim Carnell – I think the code allows for off premises advertising so, maybe there is a way to negotiate with the owner of one of the other commercial parcels that are upfront.

Michael Hoyt – While you are making some changes, maybe you can make a little more access for a fire apparatus. I was there for most of the fires and it is very tight to get in there. Jim Carnell – They got the truck back there at this last fire, but couldn't get it back out until the fire was out. Michael Hoyt – There isn't much room between the pillars in the front and there are some trees that could possibly be removed. Just take a look and see what can be done. Any additional movement possible. Chairman Lara – I always like the idea of better access and since you are reworking it, you might as well address that. Michael Hoyt – Can you access Mongaup Road from the property? Joel Kohn – No. Michael Hoyt – The property abuts that road though, right? Joel Kohn – Yes, but it is quite far away from any development on the property. Jim Carnell – Currently there is no physical access. Michael Hoyt – Maybe you can find a way to make access. Chairman Lara – Joel, can you point out on your map where Mongaup Road is? Joel Kohn – The road is right here and it is about 800 feet from the closest building. Chairman Lara – Thank you. Jim Carnell – I don't know if the building is going to be big enough to require a second means of access, but we will know when we start reviewing the building plans. I am guessing it probably won't require one, but maybe keep one in mind when you are doing the site plan. Unfortunately, there is a history of fires on this property, not by anyone's fault, so extra access couldn't hurt. Chairman Lara – I think that is a great point. Kristen Boyd – With a new kitchen, you are going to want to assure a firetruck can get in and out safely, so you don't lose it. Joel Kohn – We will see what we can do.

Joel Kohn - I saw Mike Messenger comment about a grease trap. We discussed this before and they will put in a grease trap. There is no issue with that. Matt Sickler – I would recommend an external grease trap, but I will defer to Mike’s preference on that.

Jim Carnell – As far as a bond goes, maybe a discussion between the developer, the owner, and maybe the contractor needs to happen. I don’t know if you would want to base the bond on the cost of the building or maybe the preparation of the site plan. How do you want to come up with an amount for the bond? That way when they come back to the next meeting, there can be a number prepared. Michael Croissant – Maybe a combination of both. Jim Carnell – You can do 2 different bonds if you want. The big thing is you are letting them move forward without a site plan and that is what you are looking to bond. Chairman Lara – Maybe Paula has some thoughts on this. Jim Carnell – Do you guys have an amount in mind? Joel Kohn – What I would suggest is a bond for the cost of the survey and cost of preparation of the site plan. Paula Kay – I think you should get the estimate from the surveyor and not guess. Maybe Matt Sickler could give you a good ball park number in the meantime. Matt Sickler – I can do that and get something to you. Paula Kay – It wouldn’t just be the cost of preparing the site plan, it would also be the cost to prepare the site plan in the manner the Board wants to receive it. That means you may come back with a site plan that still needs revisions and that has to be factored in as well. Kristin Boyd – The roads may need to be widened in preparation for better emergency access or other things along those lines, so maybe we should factor for that as well. Jim Carnell – In lieu of a full-on work session, maybe Joel’s team can get some estimates together and submit them for review. If we can get that by the Wednesday before the next meeting, then they can get on that agenda. Maybe we can get a bond posted, minimum. Joel Kohn – We should be able to get something to you by next Wednesday. What should we have a bond amount? Jim Carnell – Submit it to Planning. We will discuss it with Paula and Matt and if we can agree upon an amount, we will distribute it to the Board members. That way they will have an amount for the next meeting and can discuss it then. Paula Kay – That makes sense so that we can kind of internally discuss it before the next meeting. If you have any problems getting a surveyor, let us know and if the Board has to make any changes to the motion they make tonight, we can talk about that later. Joel Kohn – Okay.

Chairman Lara – Paula, how should the motion be worded? Paula Kay – The applicant is going to move forward with the Building Dept. without site plan approval at this point, right? Chairman Lara – Right and the motion would really just be to adopt the bond. So maybe we don’t need to make a motion at this time. Paula Kay – Right. They are moving forward at their own risk and the Building Dept. has been very clear with them. We know this works for everybody and understand there is risk involved. The Planning Board can act once we get all the figures in place. Chairman Lara – Cool. Thank you, Paula.

ACTION ITEMS:

TCFD – SPECIALTY HOSPITAL

Lake Louise Marie Road, Rock Hill, NY
Glenn Smith, Project architect

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

A motion to approve the minor modification to the previously approved site plan was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed.

CAMP ADAS

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

No action was taken on this project tonight.

THOMPSON SQUARE MALL

State Route 42, Monticello, NY
Geraldine Tortorella, Project attorney

Geraldine Tortorella – This is an application that was originally approved back in 2019 and it was approved to proceed in 3 phases. Phase I was the Marshalls, Marshalls related construction, and improvements to the Gold Ridge Road access, which were completed back in March of 2021. Phase III was an addition onto the Staple’s building, but that building was re-occupied toward the end of last year by Old Navy, so that aspect of the application is no longer necessary at this point in time. The 3rd phase, which we called Phase II, was a new retail building, approximately 11,000 sq. ft., that was to be in the parking lot across from the Town Hall. We have had a lot of interest in that location, but nothing solid yet. We are hoping something will materialize in the not-too-distant future. We wanted to continue to extend our site plan approval so that we will be able to pursue that development approval should it come to pass. I have explained in the past to the Board that we really don’t want to do this on spec and want to do it once we know we have a tenant to take occupancy. We think this is the best approach for all parties included. We do hope to be back in front of you in the near future with a development in that location. My request to the Board tonight is to extend the site plan approval for another year, particularly as it applies to Phase II. That would take us to December 27, 2023.

Chairman Lara – I would just like to say that the applicant has definitely made a lot of improvements, even to the entrance and exits. I would have no problem extending this. They have truly been a good applicant. Anyone else from the Board have any comments or questions? Arthur Knapp – This would be a 6-month extension, right? Chairman Lara – They are requesting for a year. Michael Croissant – I think we normally do 6 months, but I am fine with a year. Michael Hoyt – Me too.

A motion to extend site plan approval for another year, until December 27, 2023, was made by Michael Hoyt and second by Michael Croissant.
All in favor, 0 opposed.

MOONLIGHT COTTAGES

58 Rubin Road, Monticello, NY

Joel Kohn, Project representative

Joel Kohn – This project got site plan approval back in March or April of 2022 and we came back last month for an amendment to add an additional to unit 64.

Chairman Lara – I remember we took a look at this the last time you were here and we just couldn't take any action. Does the Board have any other questions or concerns at this time?

No further questions or comments from the Board.

A motion to approve a minor modification to a previously approved site plan was made by Kristin Boyd and second by Arthur Knapp.

All in favor, 0 opposed.

The Board discussed cancelling the March 8, 2023 meeting as at least 3, and possibly 4, of the Board members will not be able to attend. If there will not be a quorum, after speaking to the alternative Board member and pending the availability of the Board member in question, the meeting will have to be cancelled or possibly rescheduled for March 15, 2023. The Board will wait until the February 22, 2023 meeting to make that decision.

Jim Carnell brought up scheduling a work session for Deb El to discuss the issue with truck parking on Rock Hill Drive as their engineer called into the Building Dept. looking to set something up. The date agreed upon was mid-morning on February 22, 2023.

There was also a discussion about setting up a work session for the 2 warehouse projects on Kroeger Road, Weiss Realty and Wise Equities. Paula Kay advised the Board that an email was received this week stating the projects have different developers and are not related. However, they should still be viewed together as they are right next to each other and a work session with both projects engineers and developers should take place so that they can work together. The date agreed upon was also February 22, 2023. That way both work sessions will be on the same day and can be back-to-back.

A motion to adjourn the meeting was made by Michael Croissant and second by Michael Hoyt.

All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board