

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
January 10, 2024

IN ATTENDANCE: Kathleen Lara, Chairman
Kristin Boyd
Arthur Knapp
Michael Hoyt
Michael Croissant
Matthew Sickler, Consulting Engineer
Jim Carnell, Building, Planning, & Zoning
Christina Cellini, Alternate
Paula Elaine Kay, Attorney
Laura Eppers, Secretary

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

A motion to approve the November 8, 2023 minutes was made by Christina Cellini and second by Arthur Knapp.

All in favor, 0 opposed.

A motion to approve the December 13, 2023 minutes was made by Michael Hoyt and second by Christina Cellini.

All in favor, 0 opposed.

ACTION ITEMS:

PLATINUM LEAF

196 Rock Hill Drive, Rock Hill, NY

William Young Jr., Project Representative

Will Young – Platinum Leaf LLC is a state approved dispensary and we were one of the first six hundred cards issued. I am one of three partners that are involved in this company and my role in the company is security. I am a lifelong resident of the county and my other two partners are locals as well. The location we are proposing is located in Rock Hill on Rock Hill Drive and used to be the old ice cream shop. The only changes that will be made from a site plan stand point is the removal of the smoker and smoke house located outside, which from my understanding is a very welcomed change, and minor changes to the interior of the building. Most of the interior changes will be for security purposes as that is very important to us. I brought a beautiful power point with me today to present to the Board if I may.

Will Young presented to below power point to the Board:

[https://docs.google.com/presentation/d/1fVkiCNmxLVoYf1ZwpXI_qgeCk3t45HXR?rtopf=true&usp=drive_f](https://docs.google.com/presentation/d/1fVkiCNmxLVoYf1ZwpXI_qgeCk3t45HXR?rtopf=true&usp=drive_fs)
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The Board had the following comments and questions:

Paula Kay – Since we are new to this, what do you have to receive to be in compliance with the state? Will Young – The location has to meet the requirements of the state and you cannot be within a certain distance from things like a school or a church. All of the owners of the corporation have to go through background checks conducted by the state, the location has to be inspected by the state prior to opening, there has to be designated sales commers, and any other criteria the application requires. We have completed that application process about eighteen months ago, but we have been waiting for the right location to open and we think we have found that. Paula Kay – So, the state will also be approving this location? Will Young – Correct. Pending all required town approvals. Once we have your approval and can get our building permit, we can complete the interior and set the cage up. Then once we have all of our safety measures in place, we will notify the state and they will send someone out to inspect. Chairman Lara – I would like you to provide the building department with a list of the state’s requirements. That way they can kind of check them off as you go along. Will Young – I will be supplying them with a copy of our license. Chairman Lara – I mean a list of things the state requires, like the cage. Will Young – In that case, I have already provided them with a copy. I submitted it with the building permit application and building plans.

Michael Hoyt – Are you going to clean up that corner and clear all of that stuff out of there? Like the dumpster, the gas tank, the smoker and all the other scrap there? Will Young – Yes sir. I am not very familiar with this process, but that is something that was pretty obvious to me. Mr. Carnell was very kind and had one of his employees to stop by the property and he kind of gave me some insight on what I needed to do and while he was there, he made it very clear what the town is unhappy with. I share your displeasure with it and as you can see by the images of what we are trying to achieve inside, we are not going to allow it to remain like that. Everything will be removed and it will be a parking area with designated parking spots and handicap accessibility. Michael Hoyt – Do you plan on paving the parking lot? Will Young – As long as the budget allows it, that is our intension. Chairman Lara – Matt, do you have anything to add regarding parking or anything else? Matt Sickler – No. The parking previously complied with a retail use, and this is still a retail use, and it does not sound like there will be any exterior changes made to the building.

Paula Kay – What will the hours of operation be? Will Young – The plan is to be from 10:00 a.m. to 8:00 p.m. Paula Kay – Seven days a week? Will Young – We will probably be closed on Sundays. It would be depending on volume and traffic, but we do want to our employees at least one day off.

Chairman Lara – Jim, I have a question for you, are temporary walls permitted in a structure. Jim Carnell – It is not an issue with the building department because it doesn’t require a building permit, as it is not really a structural change.

Christina Cellini - Will this for prescription use only? Will Young – No, it will be for recreational use.

Christina Cellini – I don’t know how the rest of the Board feels about the big concrete pillars being proposed in the front of the store, and I know they are for safety purposes, but I know that store front can use a little bit of sprucing up. Is there anything else we can do besides concrete? Will Young – We were planning on doing some manufactured culture stone around the front of the building as well as possibly changing the siding a little bit. So, we do want to make it look as nice as possible so that you can get that sort of high-end experience both outside and inside. The pillars out front do not have to be the ones we proposed and we would be happy to provide examples of exactly what it is before they are installed, but our main concern right now is the inside of the building. Matt Sickler – For some of the concrete bollards they make sort of a plastic cap that goes over them to make them look nicer. I don’t know how big they go,

but they come in different colors. Will Young – Okay. Or we could wrap them in the same culture stone that will on the front of the building. Chairman Lara – Christina, do you like that idea? Is that what you were getting at? Christina Cellini – Yes and I do like that idea.

Christina Cellini – Will people be allowed to consume on the premises? Will Young – That would require a whole separate license and we would be in violation of our license if we allowed that to happen. There will be security cameras outside and two guards on duty at all times, one of which will be making outside rounds of the parking lot, to make sure it doesn't happen.

Chairman Lara – How long is the license good for? Will Young – I believe for four years. Chairman Lara – And then renewable; sort of like a liquor license? Will Young – Yes ma'am. Paula Kay – And how long is the lease for? Will Young – Four years.

Michael Hoyt – What about signage? Jim Carnell – I don't think they are proposing any new signs, that I am aware of, just the building mounted sign. Michael Hoyt – So, similar to what is already there? Jim Carnell – Right. They will be limited to whatever the code allows, which is based off of the square footage of the building.

Christina Cellini – I would just like to say for the record that the off ramp right there gets very busy in the summer time and is dangerous. There is probably an accident there at least once a week, so please keep that in mind if you are looking to modify the way the traffic will be entering your parking lot. Will Young – Parking will be a designated one way in and one way out. Obviously, people don't always obey what they are being told, but we will do the best we can to enforce it. And if the volume of traffic becomes a concern during the initial opening, we will be happy to provide some additional resources, people with vest and yellow hats, to help direct traffic and minimize the impact as much as possible. As this is new to you guys, it is also new to us and our goal is for this to be as seamless as possible and set a standard for future store similar to this that may come to this community.

Chairman Lara – Paula, since this is new to us and it does not require a public hearing, can you explain what could happen tonight? Paula Kay – They are coming in under section 250-50, which is a change of use without altering the building, so the Planning Board has to make a determination as to whether they need site plan approval or not. The use was previously retail and will remain retail. Chairman Lara – Plus the presentation was pretty thorough and I think that should be good for the public. Usually, we wouldn't ask you to go into so much detail, but I think it was important and helpful for everyone. Paula Kay – So, the Board just needs to decide whether or not you would like the applicant to come back with a site plan for site plan approval. Michael Hoyt – I'm okay with them not coming back. Kristin Boyd – Me too. Arthur Knapp – I would like them to come back in case we have any other questions. This is something new to us and we may have question that come up in the future. Christina Cellini – I agree with Arty. Chairman Lara – This is not a special use, but we can always ask them to come back in a year or if there are any issue before then. What Arty is saying is that since this is new to us, we would like the opportunity to ask you guys to come back if anything seems problematic. This is not a special permit so it is not required, but we would like to ask that you be agreeable to coming back in six months to a year to follow up with us and see how everything is going. Will Young – I can tell you that we want this process to go as smoothly as possible, so we are happy to do whatever it is the Board wants. If it makes people more comfortable, we are happy to do that. I am just a phone call away and do not need much notice. If you call me and say you want to meet with me the next day, I will be there. Chairman Lara – So, does the Board feel six month is appropriate? Michael Hoyt – Yes, but six months from opening, not six months from now. Will Young – No problem. Just so we are clear, how should that work? Do I just reach out after opening to let you guys know a date or do you make the date? Paula Kay – You should contact Laura after you open and then she will let you know

the date of the meeting you should come back to. Will Young – Great. Jim Carnell – Just for the record, you are not requiring them to come back with a site plan, right? Chairman Lara – Right. Jim Carnell – Does that need to be put into the form of a resolution? I’m only asking because they are here tonight because we wouldn’t issue them a building permit due to the change of use. Paula Kay – Yes and based on what I am hearing, it sounds like it is going to be conditioned on a few things; the façade of the bollards, the removal of the items the prior tenants left behind, providing the building department with the State’s list of requirements, and coming back in six months for a follow up.

No further question or comments from the Board.

A motion to approve the change of use, subject to site cleanup, façade of the bollards, no free-standing signs, one way in and one way out traffic, State’s requirements being provided to the building department, and a 6 month follow up, was made by Michael Hoyt and second by Michael Croissant.
All in favor, 0 opposed.

NOB HILL COUNTRY CLUB

4599 State Route 42, Kiamesha Lake, NY
Joel Kohn, Project representative

Joel Kohn – This project received previous approval to modify four of the units and a shul. One of those units have now decided that they want to go a little larger than what was approved and that will exceed the 15% or 200 sq. ft. expansion allowed in the SR district, so they will need to go to the ZBA to request a variance for that.

Chairman Lara – So, you are just here tonight so that we can deny this and refer you to the ZBA? Joel Kohn – Yes.

Matt Sickler – This is for unit #13, right? Joel Kohn – Yes.

Chairman Lara – And what is the percentage of they are trying to request? Joel Kohn – It will be 197%, but it will be in line with all the other structures, just bigger in sq. ft.

No further question or comments from the Board.

A motion to deny and refer this project to the Zoning Board of Appeals was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed.

EXPRESS BSD

4682 State Route 42, Kiamesha Lake, NY
Joel Kohn, Project Representative

Joel Kohn – We are here tonight with the requested renderings for the proposed building. This is what they are proposing the front and the side of the building to look like. There will also be an illuminated sign, but it is not shown here because we need some clarification from the State DOT on what is allowed as this is located on State Route 42. It is permitted per Town code, but we still need clarification from the DOT. Other than that, this is what the building will look like. It will be metal with a stucco finish.

Paula Kay – Was there a discussion at their last meeting in regards to their location and the possibility of doing a little stone on the outside of the building to fit the façade of the nearby building? Michael Hoyt – Yes. Michael Croissant – And I don't see that being proposed here. Joel Kohn – They looked at the options, but the owner did not want to put a lot of money into beautifying the building, so they chose the stucco and it will still make the building look a lot better than it is now. Michael Croissant – He would be spending the money on stucco anyway. Chairman Lara – It is just that this is adjacent to the corridor and we would like it to fit with that façade. Joel Kohn – I will have to get back with the owner and see what he wants to do. If you guys approve this tonight with that being a condition and he doesn't like it, we can always come back. Chairman Lara – That sounds fair.

Kristina Boyd – What exactly do you mean by illuminated sign? Will it be very bright? Joel Kohn – The sign will be light up and it will be changing texts. Michael Hoyt – Like a neon sign. Joel Kohn – Right. Christina Cellini – Will it be attached to the building? Joel Kohn – Yes. Michael Hoyt – What size are you aiming for? Joel Kohn – I will have to get back to you on that if you want the exact measurement, but I think 200 sq. ft. So, I think 4'x5'. Jim Carnell – Is that because of the limitation in the zone for business on premises? Joel Kohn – Business on premises allows them to go bigger than that, but this is the size they went with. Michael Hoyt – Will the sign be constantly changing, kind of like a billboard? Joel Kohn – It will be constantly changing. Michael Croissant – Will it display information for this business only or is he going to try to sell advertisement? Joel Kohn – He doesn't know yet, so he will start with only his business at first. Jim Carnell – I think that requires a permit from the State. Joel Kohn – It does, that is why I am saying we still need clarification from the State on exactly what they can do with the sign. Chairman Lara – So, that would probably need to be another condition if we decide to make any kind of approval. Joel Kohn – That is fine as obviously we will still need a sign permit from the Town regardless of what the State says. Michael Hoyt – I think we should also see the quality of sign and what kind of sign it is going to be. I would like to see a quality LED sign. Chairman Lara – Would you like them to come back to us with the sign or just send in some pictures and we can ask them to come back if we don't like it? Michael Hoyt – I think it is something Matt and/or Jim can handle and if they feel it needs to come back, then they will. Jim Carnell – And the sign is part of the permit review anyways.

Chairman Lara – Michael Croissant, you drove by the site recently, right? Michael Croissant – Yes, a couple of days ago. Chairman Lara – And how is it looking? Michael Croissant – They are coming along slowly, but it is shaping up.

Joel Kohn – Also, Jim told me that Mike Messenger had made a comment about a manhole that is not shown on the map. Tim is going to go out to locate that sewer manhole and get it added to the map.

Chairman Lara – Matt, do you have any comments on this? Matt Sickler – No, not at this time. Previously I had a comment on the grading of the parking area, but that has since been added to the plan. They also added a retaining wall around the parking lot, but that will most likely require a building permit and therefore would be reviewed by Jim's department. Jim Carnell – Right and it will probably just get incorporated with the site permit.

No further questions or comments from the Board.

A motion for a Neg Dec was made by Kristin Boyd and second by Arthur Knapp.
All in favor, 0 opposed.

A motion to approve the site plan and combination of three lots, subject to the DOT signage requirements

being met and the sign itself being approved by Matt Sickler or Jim Carnell, adding stone to the exterior of the building (matching the façade of the adjacent property), and showing the manhole on the site plan, was made by Michael Hoyt and second by Michael Croissant.

All in favor, 0 opposed.

SILAS MAOR

Old Sackett Road, Rock Hill, NY

Earl Silas, Applicant

Pat Hutton, Project Engineer

Tom Ganz, Project Engineer

Michael Hoyt was recused and Christina Cellini was appointed as a voting member for this project.

Pat Hutton – We are here tonight seeking preliminary approval. That way we can move on to other outside agencies. We need DOH and DEC review and we need to finish up the SWPP review with Matt. That is pretty much where we are at.

Paula Kay – It will be a preliminary subdivision approval and a Negative Declaration for SEQRA. Chairman Lara – Okay. Paula Kay – When they were here on December 27th, they were pretty close to approval, but there was a question raised by the Wolf Lake community regarding the possibility of an existing easement and the Board asked me to look into it before granting any approvals. Mr. Silas provided me with his back title and there is an easement. So, when I prepared the approval resolution for the subdivision, one of the conditions is that there is access for Wolf Lake so that they can access their property with this easement. If this will be a gated community, that's fine, as long as Wolf Lake also has access to the gate, if it be a key or a key code. Pat Hutton – We will definitely discuss that, but another option is to put the gate entrance further back to leave a 60-foot right-of-way for them. That way they won't have to share their key code. Paula Kay – As long as they have access to the right-of-way. Earl Silas – I have had the opportunity to communication with Kate at Wolf Lake via email and I gave her our commitment to do whatever is necessary to ensure they have access, while also ensuring the safety of the residence of this community. So, we will work with the engineers and Wolf Lake to not only make sure they have access, but also make sure that access is defined. Chairman Lara – I just want to say that we really appreciate that you were able to work out all of Wolf Lake's concerns in a professional and classy manor. Paula Kay – Also, just to remind everybody, this project started out as a project called Cherry Valley who received Board approvals back in 2011. Not everybody was here back then, but Michael Davidoff came back every six months for years seeking extensions. Finally, that approval lapsed and Mr. Silas came back, last year, with essentially the same project and walked through the whole process again. Earl Silas – Just to add to that if I may, we did not change anything with this project except that we will now be bringing in water from Emerald Green water district and that is a result of conversations I have had with the leadership for Wolf Lake and this the Boards request to do so. Chairman Lara – And we appreciate that and feel it has a much smaller impact all around.

Chairman Lara – Matt, besides the SWPP do you have any comments at this time? Matt Sickler – No. Obviously they still have some things to work through with DOH approval and DEC approval for the sewer extension, but at this point I did prepare a few SWPP review comment, but I'm not sure if they have received or reviewed them yet. Pat Hutton – I think Brad received them, who is currently enjoying Vermont right now, but we will get those reviewed and get back to you. Earl Silas – Brad and I did have a conversation before he left for vacation and we understand that there are some expectations and we will get those reviewed as soon as he is back.

Paula Kay – Would you like me to go through all of the conditions listed in the resolution? Chairman Lara – Yes, please. Also, our conditional approval is going to be subject to what you are about to read.

Paula Kay read the conditions listed in the below approval resolution:

https://drive.google.com/open?id=1eOkPQ_HUwICc52FLN_vjUM8-iVEm-cGV&usp=drive_fs

Paula Kay – Recreational fees are something you guys will probably also want to set tonight. Chairman Lara – Sure. You have already explained to us all of the amenities that you will be providing to your residents, but would you please just state them again. Earl Silas – There will be pickleball, a ½ basketball court, a sand pit for volleyball, and two playgrounds, which should cover children of all ages. Pat Hutton – There is also an open pavilion with a kitchen, so it is pretty substantial. Chairman Lara – I agree and our agreement was that you would develop that with phase I, correct? Earl Silas – Yes. Chairman Lara – Paula, what is the minimum amount? Paula Kay – The starting amount is \$2,500 per lot, but you can decide to go down as far as the minimum amount of \$1,250. Chairman Lara – And how many lots is this? Pat Hutton – 28 lots. Michael Croissant – I think the minimum fee would be accurate. Not only did they make it easy for us to see, they improved what was previously proposed. Chairman Lara – I concur. Kristin Boyd – I agree and they made sure the recreation would cover all ages, so I am happy with that.

No further questions or comment from the Board.

A motion to determining recreational fees due in the amount of \$35,000 (28 lots x \$1,250 each) was made by Christina Cellini and second by Kristin Boyd.

All in favor, 0 opposed

A motion for a Neg Dec was made by Michael Croissant and second by Arthur Knapp.

All in favor, 0 opposed.

A motion for preliminary subdivision approval, subject to all conditions listed in the subdivision approval resolution, was made by Michael Croissant and second by Arthur Knapp.

All in favor, 0 opposed.

A motion to determining recreational fees due in the amount of \$35,000 (28 lots x \$1,250 each) was made by Christina Cellini and second by Kristin Boyd.

All in favor, 0 opposed.

DISCUSSION/POTENTIAL ACTION ITEMS
(as determined by the board):

SILVERCREST TOWNHOMES

92 Fairground Road. Monticello, NY
Amador Laput, Project engineer
Luca Spensieri, Applicant

Amador Laput – When we were last here the Board asked us to prepare some colored renderings, so we have presented the architectural renderings. The floor plans for the townhomes, the playground, and the

landscaping plans are now in color. Chairman Lara – I'm going to stop you right there for a second. Where is the recreation? Luca Spensieri – It's coming. Amador Laput – We also provided a utility plan and the SWPP. Chairman Lara – Okay, so you have given us more comprehensive plans. Could you go back to the renderings for us? Matt Sickler – They do have the cuts for the recreation in there if that is what you are looking for. Chairman Lara – Just because there is nothing shown, it just kind of looks like a dog in a fenced area. Amador Laput – This right here is the playground equipment and we added some details in color. Paula Kay – Can you maybe describe what's going to be involved with the playground? Are we talking swings and slides or something more like a jungle gym? Amador Laput – It is more of a jungle gym. There are slides on each end, a climbing wall, and some platforms. Chairman Lara – It looks like it will be ADA compliant. Amador Laput – Yes, it will be. Paula Kay – Is there any other recreation proposed? Michael Hoyt – It looks like there will be some sort of drum set and a bus over here. Amador Laput – That is correct and the playground area is all that we are proposing. Michael Croissant – No basketball or airball courts or anything else like that? Amador Laput – Would you guys like to see a basketball court? Chairman Lara – I don't know if you were paying attention to the project just before you, but eventually this project will have to pay recreation fees and we base that fee on how much recreation you are providing for your residents. If you are only providing a little, you will end up paying more in fees because you will have a greater impact on the Town's recreation, such as parks. Your residents will have to go outside of the development for recreation. Luca Spensieri – Do we have to have that? Chairman Lara – No, you can have zero. Amador Laput – We either provide the amenities or pay money to the Town. Paula Kay – You are going to have fees either way. However, you will pay less money if you provide the recreation. Luca Spensieri – I don't want to pay for other people, but I will provide whatever is necessary. Chairman Lara – These amenities will be for your residents only. It's just the less there are, the greater chance there is that they are going to have to go outside of the development to access other amenities. The more you provide onsite, the better chance you have at getting the recreation fees reduced. It is completely up to you though. Amador Laput – We will add something more. Chairman Lara – How many units are there? Amador Laput – There are 41. Paula Kay – Just so you know, if the Board assesses the full recreation fee on the 41 units, that will be \$102,500.00. Amador Laput – Is that \$2,500 per unit. Paula Kay – Yes. Luca Spensieri – Okay. We will discuss it and see what we can come up with.

Chairman Lara – Matt do you have any comments on the updated plans? Matt Sickler – Based upon the last meeting the Board wanted to see more recreation, landscaping, and a floor plan before you scheduled a public hearing and they have provided those items. Chairman Lara – Can we talk about water and where we are with that? Matt Sickler – Sure. This property is in the Cold Spring water district and currently the district does not have the storage capacity to supply this demand. We have been talking with the applicant as well as the Prestige Estates project, which is adjacent to this project and also in need of water, and have come up with a scope of improvements that would be necessary. I believe that an agreement on how the costs will be split up between the Town and the two applicants, is in the process of being drawn up. Hopefully the work on that will get rolling in the next couple of months because there is a need for it even without these projects.

Chairman Lara – I believe the next steps we need to take are to declare intent for Lead Agency, refer this to the County for a 239 review, and schedule a public hearing. Paula Kay – I believe the public hearing was already scheduled. Laura Eppers – It was however, it will have to be rescheduled because we didn't receive the updated plans in time to give the County their required 30 days for review. Chairman Lara – Okay, so what is the next date it can be? Paula Kay – February 14th. Chairman Lara – And how do we handle Lead Agency notices? Paula Kay – The applicant should prepare and disburse them. You can give Laura a call if you need help with the other interested or involved agencies.

No further questions or comments from the Board.

A motion to declare the intent to serve as Lead Agency was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed.

A motion to reschedule the public hearing to February 14, 2024 was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed.

ESTATES AT ROCK HILL – SECTION B

N Emerald Drive & Treasure Lake Road, Rock Hill, NY

Ronald Steinberg, Project attorney

Michael Hoyt was recused and Christina Cellini was appointed as a voting member for this project.

Ronald Steinberg – Per the Boards request we have submitted a proposed site plan for the other piece of the property across the street. The plan shows what we might propose to do in the future. Chairman Lara – For segmentation purposes. Ronald Steinberg – Since you guys needed to see everything at once, we reworked the plan and it went from a three-lot subdivision to a seven-lot subdivision and all of the lots will be a half-acre, as per the code’s requirement.

Chairman Lara – You are proposing this to be on two lots, a bigger lot and a smaller common area lot, and you need both of those lots for this project, right? Ronald Steinberg – Yes. Chairman Lara – So, will they eventually be combined? Ronald Steinberg – Yes. Chairman Lara – Okay. I just wanted to put that on the record because as you nay know I wear two hats and work for the County and we see a lot of issues with those common area lots. Ronald Steinberg – It will be combined to become part of lot #3 and eliminate that tax lot. Chairman Lara – Perfect. That is exactly what I wanted to hear.

Jim Carnell – When this project first came about, Mike Messenger sent an email about the sewer line running behind all of the lots and stated that he wouldn’t take them as dedication to the Town because it is unserviceable for him. If you are going to dedicate the sewer lines to the Town, he asked that they be in the road so they will be accessible with manholes. He also stated he would be amendable to it crossing one of the lots on North Emerald. Ronald Steinberg – So, he just wants the proposed utility easement switched to the front of the lots? Jim Carnell – Well, in the road, if you are going to dedicate them to the Town. Ronald Steinberg – I don’t think he wants them in the road, right? Matt Sickler – Probably along the shoulder of it. Ronald Steinberg – One of the manholes are back behind the lots, so we will have to cross one of the lots. Jim Carnell – Right and he is aware of that and would be okay if it had to cross one lot. As long as most of it is serviceable.

Chairman Lara – I recommend that you sit down with the Town’s engineer and other consultants and have a work session to discuss all of the things that need to be done for this project because it has a lot of working parts. Matt, do you have any comments or do you think a work session would be good? Matt Sickler – I think a work session would be good. That way the applicant and their consultants, the Board’s consultants, and maybe even Mike Messenger can be there. Paula Kay – And then presumably the Board can schedule a public hearing for this, as it is now a major subdivision. Chairman Lara – Okay, so just reach out to Laura and she can help set up a work session for you. Ronald Steinberg – Okay. No problem.

CAMP MAYIN TOHAR

Ranch Road & Fred Road, Thompsonville, NY

Michael Berta, Project engineer

Jacob Billig, Project attorney

Ken Ellsworth, Project engineer

Michael Berta – Since our last meeting we have retained Jacob as well as Keystone Engineering and they are going to be working on the water and sewer. I also met with Logan in the building department to go over all of the violations. Most of the violations are minor and have been taken care of, but there are four major ones that we are working on. So, those are in the process. Per Logan’s advice, we went through and renumbered all of the units so that they are more cohesive. She also suggested we label the four exits in each dormitory “A”, “B”, “C”, and “D”. The updated site plan now reflects all of that as well as the correct occupancy. One of the other things that was brought up and I was hoping we could discuss tonight is the density.

Chairman Lara – Matt, can you explain how your review went today? Matt Sickler - Today I took a look at the capacity load for the waste water flows and it appears the current flow is 8,700 gallons per day. The previous plan from a couple years ago had an occupancy table with all of the units identified and the occupancy in them, which I believe resulted in about 8,500 gallons per day. It was a little tough to follow at first because the unit that may have previously been a staff duplex with 16 occupants, is now a different housing number with a different number of occupants. However, the overall result is that there was an increase in campers, to 131 campers, but a reduction in staff, to 58 staff. So, with the sewer calculation using 55 gallons per day per staff and 40 gallons per camper, it works out to around 1,400 gallons per day. Which is still below the approved flow. As far as the density and the allowed units per acre, that calculation is on the plan and I don’t believe it has changed. Michael Berta – No, it didn’t but the last time we were here there was some confusion because there is 27 buildings and the code only allowed for 20. Going through the code myself and with Logan, I realized a dormitory building is not considered a dwelling unit. Chairman Lara – Jim, is that correct. Jim Carnell – I did receive an email in regards to this, but I was not able to look at it yet. However, I do know that he worked with Logan to derive the current number and occupancy of each building. Matt Sickler – And as long as Jim’s department is satisfied with the new numbering, that is fine as they are the one who have to go out there.

Chairman Lara – Jim, how do you feel about the violations? Do you think we should wait for them to all be addressed before moving forward? Jim Carnell – Several of them were just some open permits. I don’t think that we really made a lot progress on those, but we were trying to get this straightened out so that when the Board is looking at the plan, it is clearly and properly labeled. That way everything is accurately represented on the site plan before the Board moved forward. Most of the other stuff can be handled by the building department. Michael Berta – There are 4 major violations and those are buildings that were converted without permits. I went out and measured everything and now have as built for them. I reached out to Logan today to see if that is all they needed or if they wanted more involved plans, but I was not able to speak with her yet. Jim Carnell – That’s the catch 22; if he supplies the plans to Logan and she determines everything is accurate, we still wouldn’t be able to issue any permits because the Board has not approved the site plan with those changes yet. Chairman Lara – I understand. Michael Berta – We have now updated the site plan to reflect the proper use, accurate flow calculations and occupancy, and all of the adjusted units. Kristin Boyd – Was there any concerns with the quality of the work done without permits? Jim Carnell – There were a few issues here and there, but for the most part I think it was fine. We just needed them to submit and accurate site plan for your approval.

Chairman Lara – My thought is that I would like to give Logan a change to review the as built before we give any kind of approval. The applicant has been working hard to get everything right and I really appreciate that, but I would like to give Logan some time and ask you to come back in 2 weeks. That is only my opinion and the rest of the Board could feel differently. Michael Berta – We understand and would be fine with that, but just wanted to keep you updated with the progress being made. And now that we have hired Keystone, by the time we come back we may even have an update on the SWPP and where we stand with getting that approved and with the DOH. Chairman Lara – Great. Paula Kay – Then we can discuss the next steps at that meeting.

SHEVAS ACHIM BUNGALOW COLONY

71 Joyland Road, Monticello, NY

Joel Kohn, Project representative

Ken Ellsworth, project engineer

Joel Kohn – This is a proposal for kind of two separate bungalow colonies located on opposite sides of the road. We were here in October for our initial presentation and at that time we were under the assumption that a ZBA variance would be needed for the width of the lots, but we have since then determined that they are not needed per the town code. With that we are now back in front of this Board.

Paula Kay – Our notes from the initial meeting is that this proposal was to expand an existing bungalow colony, but that is not correct right? Joel Kohn – It is kind of an addition to the existing bungalow colony, Joyland Gardens, but the parcels will not be combined. Chairman Lara – One of these parcels are right next door to Joyland Gardens and the other one is across the street, right.? Joel Kohn – Right. There will be a new bungalow colony on each side of the road. For the parcel on the west side of Joyland Road, there will be 10 duplexes, for a total on 20 units, and they will share amenities with Joyland Gardens. For the parcel on the east side, there will be 15 duplex buildings, for a total of 30 units, and their own amenities; a pool and a shul. Also, both sides will have their own playground areas. Both colonies will share utilities with Joyland Garden and will have agreements and easements for the water and sewer. I believe there is a current SPDES permit for up to 60,000 gallons per day, which will be plenty for all of the colonies. Calculations and engineering reports for all of that will be provided and they will have to be approved by the third-party agencies as well. Paula Kay – Since they are sharing water, a transportation corporation will be necessary. Joel Kohn – Right. They will need one for both water and sewer.

Michael Croissant – Is the shul on the east side to service that colony only? Joel Kohn – Yes. Christina Cellini – How will the new colony next to Joyland Gardens access that property? Joel Kohn – We show a connect road here between the two sites. So, there will be both vehicular and pedestrian connections. Michael Hoyt – Can we see a little more detail in regards to the vehicular access? All it says is “connects to access drive”. Maybe you can show us where that access drive leads to on both sides. Matt Sickler – I’m assuming once this gets fully developed, they will show the locations of the existing structure as well as the connections for the drive and utilities and the pedestrian walk. Joel Kohn – That is correct.

Paula Kay – Will these be predominately single-story buildings? Joel Kohn Yes.

Chairman Lara – It seems there is currently adequate parking for the existing colony, so please make sure that there will be plenty of parking for the two new colonies as well. Parking along the road is always a bad idea and we don’t want to see that happening. Joel Kohn – Noted. Ken Ellsworth – We are meeting the parking requirements now, but if the Board would like, we could probably add a few more. Matt Sickler – It

looks like there will be two spaces per unit and then 12 more at the shul. Joel Kohn – That is correct for the east side. Michael Hoyt – Is there a lot of traffic that goes through there now? Jim Carnell – Most of the traffic on that road is from Joyland Gardens and another colony that is further down. Some people do cut through there to get to the Casino or the Golf Course, but nothing too crazy. Chairman Lara – Certainly that road is getting cleaned up little by little so that is nice to see.

Chairman Lara – Also please keep in mind the topography of the properties and make the buildings look nice. By that I mean, where the basement is not partially exposed due to the sloping land around it.

Michael Hoyt – Aesthetically pleasing. Chairman Lara – Exactly. Michael Croissant – And there will be a landscaping plan submitted in the future, right? Joel Kohn – Yes.

Chairman Lara – So, this is really just a sketch plan at this time? Joel Kohn – Right and Keystone is looking to fully develop the project and proceed with the Planning Board and SEQR process. Chairman Lara – I think that it fits with the character of the area and Joyland Gardens always keeps their site clean, so other than parking, I don't see any potential issues. Paula Kay – This is still early on. Joel Kohn – Right, so I guess the next steps will be to submit a more detailed plan and start the SEQR process. Do we need to circulate Lead Agency notices for this? Paula Kay – I believe we will. Chairman Lara – Are we ready to declare ourselves as Lead Agency yet? Paula Kay – I would wait. Matt Sickler – We probably want to see more detailed plans first that way we can make sure we know who all the interest involved agencies will be. Chairman Lara – Sounds good. We will see you when you are ready to submit more detailed plans.

KIAMESHA HILL DEVELOPMENT

State Route 42, Kiamesha Lake, NY
Glenn Smith, Project engineer

Glenn Smith – This applicant has developed many projects over in Fallsburg and is now looking to develop this one. This is a 15-acre vacant parcel across from Gibber that had a hotel on it years ago. It is in the SR zone and is serviced by town sewer and Kiamesha Artesian water. Townhouses are permitted in this zone and what you will see on the very preliminary sketch plan submitted is 13 buildings with 4 townhouses per building for a total of 52 houses. It will be all the way developed with recreation, pools, a clubhouse, and things like that, but we haven't really gotten into that yet. The property is pretty steep in places, so when we get topo, we will have a better idea of the layout; that is why it kind of looks like 2 separate terraces at the moment. The access would be from Route 42, which is a state highway of course, and has plenty of site distance. The applicant is still in contract and has not purchased the property yet, but we wanted to show this to the Board and get your feedback.

Paula Kay – Does this require a special permit? Glenn Smith – I am not sure about that. Chairman Lara – Paula, will you look more into that and confirm if it does or not. Paula Kay – I'm pretty sure it does.

Chairman Lara – This is a big development and I think it would serve well to have a work session with the Town's engineer and other consultants. That way you can work out all of the logistics before you get too far. This property is steep and I'm afraid that you may not get what you are proposing. Glenn Smith – We are open to having a work session and once we get topo done, they very well may lose some units.

Paula Kay – Does the Board want to engage the Town's planner for this project? Chairman Lara – I think that would be a good idea.

Chairman Lara – I know this is serviced by Kiamesha Artesian and in the past the Board would see that as

kind of a problem and wish the applicants best of luck, but to let the Board know, I looked into that a little bit and it appears they are in contact to sell. I know that will take some time, especially that the State has to be involved, but I believe there is a light at the end of the tunnel here.

Kristin Boyt – Does a development of this size require two entrances? Glenn Smith – I am not sure yet, but if we do, they will both probably have to be from Route 42 as they would not be able to get down to Kiamesha Road unless they acquire one of those private parcels has well. Chairman Lara – Okay because this has recently come up with another project and I believe the code requires two entrances once you go over a certain number of units. Glenn Smith – We will definitely look into that. Michael Hoyt -Plus, it is right on 42 so I think the state DOT will say something if it's a problem.

No further questions or comments from the Board at this time.

A motion to engage the Town's consulting planner was made by Michael Croissant and second by Michael Hoyt.

All in favor, 0 opposed.

WAYNE FEDUN

862 Old Liberty Road, Monticello, NY

Wayne Fedun, Applicant

Wayne Fedun – I have a two-story house with living space on the top floor and I would like to turn the bottom floor, which is currently garage space, into an apartment.

Paula Kay – So, this is a single-family that you are looking to convert into a two-family? Wayne Fedun – Yes.

Jim Carnell – This is a permitted use in the zone and the applicant is just looking to turn the bottom floor

into a studio apartment. Chairman Lara – Do you have an objection? Jim Carnell – No, and I wish everyone kept their property as nice as this one.

Chairman Lara – matt, do you have any comments on this? Matt Sickler – No. As long as the bedroom

counts still work with the sewer system. Jim Carnell – I don't believe the bedroom count will increase as this will be just a studio apartment.

No further questions or comments from the Board.

A motion to approve the change of use, from a single-family to a two-family, was made by Michael Croissant and second by Michael Hoyt.

All in favor, 0 opposed.

LAND ROVER

State Route 17B, Monticello, NY

Joel Kohn, Project representative

Joel Kohn – This is a proposed development located on Route 17B and Maple Garden Road. The applicant is proposing to do kind of two projects; a bungalow colony and a mobile home park. The parcel is in two zoning districts; the front part in the CI, which allows bungalow colonies, and the back of the property and fronting Maple Garden Road is in the RR-1, which allows mobile home parks. There are currently two

separate tax parcels, but they are looking to combined them into one. The current property line does not have anything to do with the different zones so combining them or leaving them separate won't make a difference. Kristin Boyd – And the mix of use is because of the zone restraints or just the desirability? Joel Kohn – The desire to have a mix of both.

Chairman Lara – I would like to say for the record, and I'm sure the rest of the Board will agree, you should avoid any kind of entrance on to or off of 17B, with the exception of an emergency entrance. This part of 17B is a disaster. Michael Croissant – I agree. Joel Kohn – I completely agree with you and this is not on a good location for site distance. We will make sure that any access from 17B will be for emergency use only. Michael Croissant – Will the emergency access be gated? Joel Kohn – It can be. We can put a break away gate there. Chairman Lara – I think that is what the Board would like to see. Michael Croissant – Yeah, it should definitely not be left open. Matt Sickler – And maybe a turnaround area there, so that there is room for someone to turn around and go to the other access drive if they are not aware they cannot exit that way. Kristin Boyd – Also, keep in mind that there should be enough room between the road and the gate for the emergency vehicles to pull off of the road.

Chairman Lara – How about water and sewer? Joel Kohn – There is no municipal water or sewer on this site, so we are proposing to drill wells and install a sewer package plant. There are some wetlands on the property, but only one DEC wetland that will require a 100-foot buffer. The DEC walked the property a couple of weeks ago, so we do have a certified map. There are some Army Corp wetlands and stream that runs from the top of the property down to 17B, where the sewer plant will discharge into.

Chairman Lara – This is another very big development, so I think that we should engage our planner and ask the applicant to go to a work session. Especially because we have been encountering some issues with these package plants and it would be nice for Mike Messenger to be able to voice his option and comment early on. Matt Sickler – I could spend a long time talking about the package plants that we have had to go and rework. The big difficulty is the seasonal occupancy as these plants use a biological process. You cannot flip a switch on and off and it takes time to get these going. Chairman Lara – Is there an alternative. Matt Sickler – There are different process that can be used that are better suited to seasonal occupancy. But that is something we can work out with Mike at the work session.

Michael Hoyt – Will the mobile homes be going on slabs? And will they be single or double wide? Joel Kohn – I believe they are double wides and they will most likely be on slabs.

Paula Kay – Will the units be individually owned or rented? Joel Kohn – They are not sure yet, but they will most likely be condo'd and sold individually.

Paula Kay – Just a housekeeping matter; before any work session takes place, we will need to make sure the escrow fees are paid, especially if you are going to engage the planner. This will be the same for the Kiamesha Hills project as well. Joel Kohn – Laura did send me the fees and I should have a check within the next couple of days.

No further question or comments from the Board at this time.

A motion to engage the town's consulting planner was made by Arthur Knapp and second by Michael Croissant.

All in favor, 0 opposed.

GIBBER HOLDINGS

80 Gibber Road, Kiamesha Lake, NY
Joel Kohn, Project representative

FRASER RESORT

Fraser Road & State Route 42, Kiamesha Lake, NY
Joel Kohn, Project representative

The Board invited these projects back to discuss the estimated fee provided by CHA (the Town's consulting traffic engineer) to review the traffic studies, as the fees are more than twice what the applicants paid for their traffic studies. The applicants expressed their displeasure with the fee and the Board wanted to discuss other possible options; such as asking CHA to review them as one as they are very similar, adjoining projects or the possibility of possibly seeking a new traffic consultant.

After some deliberation between the Board and the project representative, it was determined that Joel would go back to his clients and give them the option to pay what was proposed, to save time and keep these projects moving forward, or wait for the town to look into other possible consultants, which may not be any less expensive and could take a while.

A motion to close the meeting was made by Michael Hoyt and second by Michael Croissant.
All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

