

TOWN OF THOMPSON
PLANNING BOARD
October 9, 2024

IN ATTENDANCE:	Kathleen Lara, Chairman	Shoshana Mitchell, Alternate
	Kristin Boyd	Laura Eppers, Secretary
	Michael Hoyt	Steve Vegliante, Consulting Attorney
	Michael Croissant	
	Matthew Sickler, Consulting Engineer	
	James Carnell, Building, Planning, & Zoning	

Chairman Lara brought the meeting to order at 7:01 pm with a pledge to the flag.

A motion to approve the August 28, 2024 minutes was made by Kristin Boyd and seconded by Kathleen Lara.

All in favor, 0 opposed

Chairman Lara appointed Shoshana Mitchell as a voting member for tonight's meeting.

ACTION ITEMS:

CATSKILL VET

23 Old Drive-In Road, Rock Hill, NY
Steve Green, Project Engineer
Joesph D'Abbraccio, Applicant

Chairman Lara – It looks like you guys are here tonight so we can declare our intent to serve as lead agency and to schedule a public hearing, Steve Green – That is correct. Chairman Lara – Have there been any updated since the last time you were here? Steve Green – I have been in contact with Mat in regards to the sewer line, and we are trying to figure out which way to go. There is a manhole on Rock Hill Drive, so Matt was going to see if we can connect there. Matt Sickler – Mike Messenger sent me some screen shots of the lines in the area and he indicated a line running up to approximately the old dinner, but we will need to go out there and see. Michael Hoyt – I don't think there are any lines past Glen Wild Road and there is a manhole there. Matt Sickler – And I don't think they go very far down Glenn Wild. But we can work with Steve and do a little more research to see where the lines end and whether or not it is feasible for them to connect there. Chairman Lara – Okay. Thank you.

Michael Hoyt – Was there any more discussions on the exit and entrances? Steve Green – We quickly discussed it and we talked about one way in and one way out to lessen the traffic on Glen Wild Road.

Chairman Lara - So, Board members, I was in contact with Helen to see if she had any additional comments or reservations about us moving forward with lead agency status and scheduling a public hearing and she

said no. There is a little bit of a time issue, so if you can mail out your lead agency notices within the next couple of days, we would be able to schedule the public hearing for November 13th. That would also mean that the 239 would have to go out as soon as possible as well. We just need 30 days for both, so if we can do that, you can have your public hearing the first meeting in November. We are probably not going to have a second meeting in November due to the holiday, so if that doesn't work, we will have to do it the first meeting in December. Steve Green – Okay. Chairman Lara – Okay. Steve is there any particular order the motions need to be made in? Steve Vegliante – I would just start with the 239.

No further questions or comments from the Board.

A motion to refer this project to the County for a 239 review was made by Kristin Boyd and seconded by Shoshana Mitchell.

All in favor 0 opposed

A motion to declare the Board's intent to serve as Lead Agency was made by Kristi Boyd and was seconded by Michael Hoyt.

All in favor, 0 opposed

A motion to schedule a public hearing on November 13, 2024 was made by Michael Hoyt and seconded by Michael Croissant.

All in favor, 0 opposed

Chairman Lara – You can reach you to Laura in the building department to help with the next steps. Also, the public will probably want to see some renderings of the building, so maybe you can bring some with you to the public hearing. Joesph D'Abbraccio – No problem. The construction company has that already, so we will bring those with us. Matt Sickler – And we briefly talked about it before, but maybe a description of the operations for the public as well.

CAMP ROMIMU

150 Roosevelt Drive, Monticello, NY

Joel Kohn, Project Representative

Rabbi Shlomo Pflaffer, Applicant

Joel Kohn – The last time this project was here the Board approved some modifications to the site plan, which included demolition and replacement of the rec building, an office/gym addition to the Rabbi's house, and a pickleball court. The pickleball court has been installed and a building permit application will be submitted to the building department in the next couple of weeks for the addition. As for the rec building, they have now decided to split it in two. They are proposing to reduce the size of the rec building and add a library. So, we are here tonight to request a minor modification.

Chairman Lara – Does it effect lot coverage. Joel Kohn – This property is huge, so there is no issue there. Matt Sickler – Lot coverage with the last approval was only 1.5%. Chairman Lara – Okay.

Chairman Lara – Matt, do you have any questions on this? Matt Sickler – Is there going to be any water or sewer associated with the library? Joel Kohn – Yes, but there will not be any additional load and it will tap into the existing utilities. Matt Sickler – Okay. Just for the records, if you could, submit an updated plan showing the water and sewer. It will help for future reference as well. Joel Kohn – Okay. Good enough.

No further questions or comments from the Board.

A motion to approve the minor modification to the previously approved site plan was made by Shoshana Mitchell and seconded by Michael Croissant.

All in favor, 0 opposed

Chairman Lara requested a tour of the site some time in the upcoming spring before the camp opens. Rabbi Shlomo Pfelffer was more than agreeable and said anytime.

BIRCHWOOD – LEARNING CENTER

762 Sacket Lake Road, Monticello, NY

Glenn Smith, Project Engineer

Glenn Smith – We are here tonight for a minor modification to the site plan. About 2 years ago you approved a library building, which was subsequently built, and then last summer we received approval to convert the basement of that into a dining room for the boys. Now, they are proposing to add an addition to the back of the building. The original location of the library required a permit from the DEC to encroach in the 100-foot wetlands buffer, which they got, but they actually built it over here instead, out of the wetland buffer. The proposed addition will encroach about 15 feet into the buffer, but the DEC permit, which is good till next year, covers that. It will be a one-story basement addition with a deck on top that will be accessible from the first floor. So, again, this is just a minor modification.

Chairman Lara – Matt, do you have anything? Matt Sickler – No, not if the DEC permit is still valid and covers the encroachment. Glenn Smith – It does and the permit is good until sometime in 2025.

No further questions or comments from the Board.

A motion to approve the minor modification to the previously approved site plan was made by Michael Hoyt and seconded by Kristin Boyd.

All in favor, 0 opposed

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

NORMAN GOLD – 25 SAW MILL LLC

68 Rock Hill Drive, Rock Hill, NY

Glenn Smith, Project Engineer

Chairman Lara – So, what happened at the ZBA? Glenn Smith – We went to the ZBA for a variance to keep the existing maintenance garage where it is, which is 8 feet from the front property line. The ZBA granted approval for that, but not the office trailer, which is also in the front yard setback. So, the office trailer had to be moved back, out of the 40-foot setback. I don't know if you guys have seen the property lately. But I have some pictures I took back in September. The property changes daily as things are constantly being moved around. The one thing they would like to do is put up the 5-foot-high stockade fence along the

front of the property as soon as they can, but want to wait for your approval first.

Chairman Lara – Is there a pool on the property? Glenn Smith – there is a little round pool over on the side of the house, but it is not used. It was caved in the last time I looked at it. Steve Vegliante – Is it an above ground pool? Glenn Smith – Yes. Logan Morey – The pool hasn't always been there. It came with the new occupants. Glenn Smith – Okay. Logan Morey – Are they using the house as a one-family house? Glenn Smith – Yes. That is where Alberto, the guy who runs the place, lives with his family. Logan Morey – Then there is multiple uses on the same lot. Previously that was the office and a little store. Glenn Smith – There was a store there? Logan Morey – Yes. Sports Nuts used to be there. Glenn Smith – All I know is that currently Alberto and his family live there. Logan Morey – Then there is the office in the camper. We don't really love that. Chairman Lara – We don't love that either and the idea of putting up the stockade fence scares me a little because we are not going to be able to see anything. Michael Hoyt – I agree and I think we would like to see at least one day of clean. Glenn Smith – He did move a lot of the stuff back and out of the right-of-way there up front. Logan Morey – What about the box trailers? Glenn Smith – Which one? Logan Morey – All of them because technically they are not permitted in the Town's zoning code. Glenn Smith – For storage? Logan Morey – Correct. Maybe they can put up a shed instead. Glenn Smith – Is there more than one on the property? Logan Morey – I think there are two. Or maybe they can side it with wood to look like a shed, which is what the Zoning Board made someone do at last night's meeting. Chairman Lara – Just to make it not look like a box trailer? Logan Morey – Correct and they weren't there before the current occupant. Michael Hoyt – The camper is also new. Michael Croissant – Is there only one camper? Glenn Smith – Only the one there in the middle of the house and garage that they plan to use as an office trailer. Chairman Lara – And there is no way to put the office in the garage? Glenn Smith – No, it is pretty packed full. Chairman Lara – I think the Board would like to see the camper not be used, as well as the building department, and see the box trailers addressed. Logan Morey – Plus, the camper can't really be used as an office. Michael Hoyt – Right, it is just a pull behind camper. Logan Morey – Maybe there is a way they can have an in-home office? Glenn Smith – I will talk to the about it. Chairman Lara – And just explain to him that we are reluctant to let him close off the property until we know it is under control. Glenn Smith – So basically, no office in the camper, find out what the other camper is used for, and take care of the storage containers. Logan Morey – And the pool. Glenn Smith – Okay. Michael Hoyt – What is back here behind the garage? Is it a box trailer? Logan Morey - Or another camper. We thought that someone was living in the camper. Michael Hoyt – I did see someone in the camper before. Glenn Smith – I think it is a box trailer back there. I show one behind the garage on my site plan. Steve Vegliante – Does the double use trigger anything in the building department? Logan Morey – Not specific to us. Glenn Smith – And it a double use because they are residing and operating on the property? Logan Morey – Right.

Logan Morey – I think one of the questions that came up was if this was a registered repair shop and if it needs t be for boats. Michael, maybe that is something you can answer. Michael Croissant – I don't think it needs to be Logan Morey – Okay. Chairman Lara – Steve, maybe that is something you can look into. Steve Vegliante – I also don't think one is needed. Chairman Lara – Okay.

Chairman Lara – Okay. At least you go the Zoning Board out of the way. Glenn Smith – Yes. It took a couple meetings and they also wanted to see some stuff done, but some of it was this Boards prerogative. Michael Hoyt – What were their suggestions? Chairman Lara – To clean up. Steve Vegliante – They are all in the minutes. Chairman Lara – I know they were definitely concerned about the clean-up aspect as well. Glenn Smith – So, no fence yet. Chairman Lara – No, I don't think so. Just because this is still active and we need to be able to drive by to see if there has been any progress. I know he is trying, but we are going to need to see more. Glenn Smith – He has put in effort. I know he is busy and does his best to do what he can.

No further questions or comments from the Board.

Glenn Smith – Okay, I got your comments and I believe Mr. Gold has Town Court tomorrow for this.

Chairman Lara – That is why Jim suggested the Zoning Board not get too hung up on the clean-up of the property and to let us deal with it. That way they can at least tell the court that they got their variance.

ARTARCH USA LLC

Buchanan Road, Glenn Wild, NY

Marty Miller, Project Attorney

Steve Vegliante advised the Board that Marty Miller reached out to him today because he would not be able to attend in person due to medical reasons. He requested to appear via Zoom for tonight's meeting and agreed to get an Owner's Proxy on file with the building department in the next day or two.

A motion to allow Marty Miller to appear and participate via Zoom was made by Kristin Boyd and seconded by Shoshana Mitchell.

All in favor, 0 opposed

Marty Miller – The applicant just stopped in my office on Monday and asked if I would be available for tonight's meeting, so I have not had the ability to really review this yet. However, I was up at the site and I do know a little bit of information that I can share with the Board. I am not sure that the documents that have been submitted conform to what I understand this to be. This is a large parcel located in Glen Wild and there is projected to be a barn and some athletic facilities constructed on it. The purpose of the barn, as I understand it, is to grow hot crops for resale and/or local consumption. There is also expected to be a house on the parcel for a farmer, which at this time is not on the plan. In this zone agricultural use is permitted subject to site plan approval. The first step is the construction of the barn, and the recreational facilities that is shown on the plan are for the use of the people who are growing the crops and for guests. They may have one or two employees that grow the crops, but the intention is to have non-employees come in to participate in and grow agricultural foods.

Chairman Lara – I think the issue with the barn is that it is an accessory building without a primary structure, right?

Logan Morey – What is the overall proposed use? Agricultural? Marty Miller – The barn

will be agricultural and in many ways the rest of the property will be too. There will be a farmer and a

house at some point, but I don't know you need a house to build a barn for a farming operation. Logan

Morey – Right, but a tennis and basketball court don't really play into that. Marty Miller – I understand

that, but the expectation is that there will be people from out of the area coming up to pursue some agricultural activities and they may want some recreation facilities to enjoy as well while they are here.

Matt Sickler – Will they be staying on-site? Because there is no housing being shown. Marty Miller – There

is no house on the site yet and I don't think there is any intention of having them stay in the farm house. At

least that is how it was explained to me. Steve Vegliante – My issue with it, especially if people are going to

be visiting the site, is that it is not a traditional farm where you can make the argument that the barn can

come first. With third parties visiting the site, I would recommend to the Board that parking and lighting

and all of those things that would be reviewed with a hospitality project, be included in this review. And I

think that brings you out of the agricultural, barn before house issue. Now, that's not to say that you can't go before the Zoning Board and request a variance for that, but I think it needs to be more of a developed plan. It looks like it is actually going to be nice project, but to do all of these accessory buildings without an overall, master plan may cause a SEQRA problem with segmentation. Logan Morey – Right. Is this more outdoor recreation verses agriculture? Steve Vegliante – And there are some details on agriculture stuff in the barn. That is clear on the plan, but there are more sheets provided for the basketball and tennis ball courts then there is for the farm. Chairman Lara – And what are the “zoo tools” for? That is how it is labeled on the plan, so I think the Board is just a little confused. Steve Vegliante – Right. I think the Board needs to see more developed plan and if they were inclined to make a decision tonight on what has been presented, I would recommend that this get a variance first. Chairman Lara – Either that or a work session with the Town and our consultants. That way everyone can sit down and take a better look at the plan together. Michael Hoyt – Right. I think they need to figure out what exactly is going on with this project and then come present it. Chairman Lara – Okay, so I would suggest a work session before referring this to the ZBA, that way they can straighten everything out and see if a variance is even necessary. Marty Miller – I think that is the better approach. Chairman Lara – Alright. Logan Morey – Or they can just resubmit with a full plan. Matt Sickler – Yeah, because at some point we are going to need a full site plan with the zoning and stuff on it. Marty Miller – That I understand. Logan Morey – I feel it is a little premature to have a work session before they even have a plan. Steve Vegliante – And that makes sense. Marty, why don't you have the applicant get us a site plan with a bulk table and everything else on it. That way the building department can review it and we can go from there. We know it will be conceptual, but just get us a site plan to work with. Chairman Lara – And we would like to see everything they may have plans to do with the property. We understand things change, but we would like to see the big picture. Marty Miller – Okay. I understand and agree. I see this as more of a sketch plan at this time, so I will have the applicant get something together with a little more detail and then we will look into setting up a work session.

No further questions and comments from the Board.

A motion to cancel the second meeting in November, on November 27, 2024, was made by Shoshana Mitchell and seconded by Michael Hoyt.
All in favor, 0 opposed

A motion to close the meeting at 7:36 was made by Shoshana Mitchell and seconded by Michael Hoyt.
All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

