

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
September 25, 2024

IN ATTENDANCE:	Kathleen Lara, Chairman	Christina Cellini, Alternate
	Arthur Knapp	Steve Vegliante, Consulting Attorney
	Michael Croissant	Helen Budrock, Consulting Planner
	Michael Hoyt	
	Matthew Sickler, Consulting Engineer	
	James Carnell, Building, Planning, & Zoning	

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

A motion to approve the July 24, 2024 meeting minutes was made by Michael Hoyt and seconded by Christine Cellini.

All in favor, 0 opposed.

A motion to approve the August 14, 2024 meeting minutes was made by Christina Cellini and seconded by Arthur Knapp.

All in favor, 0 opposed.

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

ACTION ITEMS:

KAUFMAN'S BUNGALOW – SHUL PORCH

20 Bobov Lane, Monticello, NY
Joel Kohn, Project Representative

Joel Kohn – Good evening. This is just a porch addition that the applicant is looking to add to the existing shul and its existing deck, making the new deck 20'x61'. This project previously had site plan approval, so we are simply requesting a minor modification to that.

Chairman Lara – Jim, do you have an objection to this? Jim Carnell – No. Chairman Lara – And this doesn't affect lot coverage or anything like that, right? Joel Kohn – No.

Chairman Lara – Matt, do you have anything for this project? Matt Sickler – No. It looks like it is clear of all sewer and utility lines, so no issues there.

No further questions or comments from the Board.

A motion to approve a minor modification to the previously approved site plan was made by Arthur Knapp and seconded by Michael Croissant.
All in favor0 opposed

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

CAMP BOBOV

34 Goldfarb Road, Monticello, NY
Joel Kohn, Project Representative
Joel Rosenfeld, Camp Director

Helen Budrock shared the site plan on the screen for everyone to see.

Joel Kohn – We were here at the last meeting with a site plan for a proposed summer camp and bungalow colony. For a quick review, this project is a total of a little more than 98 acres in size and is located on Goldfarb and Gartner Road. The camp portion will be comprised of a total of 150 campers, 32 staff units, a caretaker's unit, a dining room, a shul building, a mikvah, a day camp building, a swimming pool, and some tennis courts. Originally, we proposed the main parking area for the camp to be off of Goldfarb Road, but at the last meeting there were some concerns expressed about using Goldfarb Road as a main entrance, so we changed the plan so that the entrance is not at the dead end of Goldfarb Road anymore and is now closer to Gartner Road. We also changed the way the driveway comes in from Gartner Road entrance. It was originally crossing some wetlands, so it has been moved to come in above the wetland. There will be very minimal disturbance to the wetland there this way. That was basically the only changes made to the site plan you have in front of you now. As we said before, water will be provided by wells and sewer will be on-site septic systems and leech fields. Soil test have been performed and you will have a fully engineered plan set for that with our next submission. Tonight, we are asking the Board to entertain scheduling a public hearing for the next meeting, so that we can get early input from the public. That we can work with them on any issues or concerns they may have.

Chairman Lara – I just want to say that the Board really appreciates that you listen to what we had to say about the wetlands and that you moved things around to avoid them as much as possible. Now, let's hear from our engineer and planner. Matt. Matt Sickler – As Joel described, the parking area and main entrance have been relocated. The septic, which I think they had previously shown test pit locations, has been further developed and you can see the primary sewage disposal area on the map, to the right of the staff units. Once we have plans for that, we can review the design. Chairman Lara – Thank you Matt. Helen. Helen Budrock – This is only the Board's second time seeing this project and I understand the desire to get early feedback, but the one issue I have is that usually before the public hearing, we have a little bit more information. I am wondering if they will have a more fully developed plan set that would allow them to do a long form EAF, opposed to the short form, prior to the next meeting. The only reason I am asking is because the Board hasn't taken any SEQR action yet and we need to classify the action and right now the EAF states the amount of acreage affected is to be determined. We need to know if it is going to hit that 10-acre threshold and I would feel more comfortable if we had a full EAF and a little more information before we start that process. Maybe even an operations plan of how the camp will work during the hours

of operation. Will there be buses coming in? Will there be visiting days? Are the campers going out for field trips? That kind of stuff. It doesn't have to be extensive, just something similar to what we did for the camp in Rock Hill. Just a general idea of what the operations will consist of. It is really up to the Board as to whether or not you want to go ahead and schedule the public hearing. Maybe with the understanding that the applicant will commit to having these certain things done and submitted prior to the public hearing. They may need some additional time and it might be best to wait for one more meeting out. Chairman Lara – And just so the public is aware, we have done this with other applicants.

Chairman Lara – Joel, it is my understanding that your client still wants to do kitchen deliveries off of Goldfarb Road, is that correct? Joel Kohn – Yes. They want to use that entrance for emergency access and kitchen deliveries. It would only be a few deliveries a week. Helen Budrock – Maybe that is something that could go in the operations plan. Michael Croissant – I personally don't think that is a good idea. I don't think Goldfarb Road should be used for anything but emergency access. You start using it for deliveries, it is automatically going to turn into a main access. Chairman Lara – Also, we want to make sure that when 911 addresses this, they use a Gartner Road address. That way when people put it into their GPS, it takes them to the Gartner Road entrance. Again, Goldfarb is a narrow road and we want to avoid any unnecessary traffic there. What was the reasoning for using that entrance for deliveries? Joel Kohn – To avoid having the trucks driving through the colony and camp areas. Plus, it is a shorter distance from Goldfarb Road to the kitchen. Chairman Lara – Some camps have food delivered every day, but you are saying that won't be the case here, right? Joel Kohn – So, Joel is running the camp and he can probably answer that better than I can. Chairman Lara – I know it is a new trend to have the food prepared and brought in every day, will that be the case here? Joel Rosenfeld – No. The food will be prepared on-site. We are designing the kitchen to be a big space with lots of cold and dry storage, so we don't anticipate needing deliveries every day. Plus, it just doesn't make sense to us. We will get the dry food and produce deliveries once a week and milk maybe twice a week. Michael Croissant – So, the deliveries shouldn't disrupt the camp that much, if there it is only going to be a couple deliveries a week. Why not just use the main entrance? Joel Rosenfeld – Also, the buses that we order, we control and I can tell them when and where to deliver the boys at the beginning of the summer. We can even do that with parents and other people who may have to come, but we cannot control these delivery companies. They have so many deliveries to do around the county and the reality is they are going to use whatever entrance is easier for them. Unless we put a road block or something there. We can tell everyone to come through Gartner Road, but in the end, we cannot promise they will do that. The traffic we can control, we will have come from Gartner Road, but we don't want to miss lead people and say these trucks won't come straight to the kitchen. Chairman Lara – We are just trying to avoid any additional traffic we can from traveling down Goldfarb Road. I think the Board has been pretty clear that we would like to see that entrance used just for emergency access. Again, working with Real Property, when do finally have a full plan, and having them assign an address to Gartner Road will probably solve a lot of these problems. But we can wait and hear what the public has to say about it. Also, they will probably want to see renderings at the public hearing and I think the more you can provide at the public hearing, will help you go along way with the public. I think it will help make the neighbors more comfortable. Joel Rosenfeld – We started making floor plans for the buildings, but we are not up to renderings yet. We recently had a work session and we discussed possibly moving some things around, so we are working on that and will hopefully have a lot more information by the next time we come back. Chairman Lara – So, it sounds like we can schedule the public hearing for the first or second week of October and that would give everyone some time. Joel Kohn – The Sukkos holiday is during the second meeting in October. Chairman Lara – Okay, so maybe the first meeting in November. That gives everyone even more time. Matt Sickler – Would that be November 13th? Helen Budrock – Yes. Joel Kohn – Okay, so we will work on getting the additional details on the site plan and get that submitted. Helen Budrock – In the meantime, the dining room and kitchen is all the way over here, maybe you can look into relocating that so that the garbage trucks and delivery trucks won't have to drive

through the site if they come in from this entrance. Michael Hoyt – There is a lot of room over here and I agree that Goldfarb Road is too narrow to have truck traffic on it. It is barely big enough for two cars. Unless, you plan to expand that road and do the improvements needed there. Chairman Lara - The nice thing is that you have options with this site. Joel Rosenfeld – Just to add, I did speak with the garbage company and they said that with a camp this size, only 150 boys, if we had a compactor, they would have to come a lot less. They said they have such a camp and they only pick up three times for the season. And we will obviously have a compactor. Chairman Lara – Okay. How does the rest of the Board feel? Arthur Knapp – I would like to wait and see more solid information. Chairman Lara – But would you guys be comfortable scheduling the public hearing now? It would be for the first meeting in November and we could always pull it if we think they aren't ready. I think it is important to get the public's input as early on as possible. Steve Vegliante – Here's the thing, you want to do a public hearing as soon as possible, well, once it is far enough along, that way you can get the public's input, but the downside of that is that those comments could result in significant changes to the site plan and may find yourself in a position to need another hearing. I think that we could strike a good balance if the applicant can make some of these improvements to the plan by October. Joel Kohn – We understand and if there are any drastic changes, we will just have to have another public hearing. We would just like to hear from the public as early as possible. We would appreciate if we could get this tentatively scheduled for the first meeting in November.

Jim Carnell – I just wanted to mention that after the work session I had a brief discussion with the highway superintendent. Both roads currently are dead ends and I think he is looking to have some kind of dialect with the applicant about some options there. Especially if there is going to be a gate because it is already difficult to plow down by the house that is at the end of Goldfarb. I explained that the plan was still in its early stages, but once there is something more concrete, we could get him something. Joel Kohn – Sure. We can reach out to Rich to see exactly what he wants and see what we can do to accommodate him. Matt Sickler – And there will probably have to be some kind of hammerhead turn around. Jim Carnell – Right. I think they are currently using the house driveway to turn around. Joel Kohn – I don't think it will be an issue if we have the gate a little into the property, not right at the road, and then have the hammer head in between so that the highway trucks can turn around. Matt Sickler – That would probably work if you go in 30 to 40 feet. Jim Carnell – And I think they are using small trucks for that area. Steve Vegliante – You are talking about both Roads, right? Jim Carnell – Yes, both Goldfarb and Gartner Road and I believe they use pick-up trucks and utilize existing driveways to turn around.

Michael Hoyt – So, right now we are starting out with 150 boys? Joel Kohn – No, we are not starting out with 150. How many boys are there now? Joel Rosenfeld – 100 boys. Michael Hoyt – Okay and I know none of us can predict the future, but do you predict to expand and have more boys in the future? Joel Rosenfeld – This is our 19th year of running the school and the most boys we ever had at one time was 115 or 118. Michael Hoyt – Okay and the plan is to keep it this size always? Joel Rosenfeld – Yes. Michael Hoyt – Okay. Fair enough. Chairman Lara – And right now you are renting the camp? Joel Rosenfeld – Yes, because we haven't found something suitable until now. And if anyone is ever in the Rockland area, I recommend you stop by and see our school. We just spent \$150,000 on landscaping for the neighbors there and the place is very nice. Chairman Lara – Okay. Maybe you can submit some photos of school and what you have done there for the public to see. That may help give them a little comfort. Joel Rosenfeld – Will do.

No further questions or comments from the Board.

Chairman Lara – I just want to go over everything one more time for the public. We are going to schedule

this matter for a public hearing on November 13th and in the meantime the applicant is going to submit updated plans in response to the items we discussed tonight. Once the updated plans have been received, they will be uploaded to our Google Drive, which can be accessed on our website. You will have until 4:30 the day of the public hearing to submit any written comments or you can come to the meeting and speak in person. The applicant will be required to respond to all public comment, written or in person, in writing before any kind of action can be taken. Helen Budrock – Do we think this will back in front of the Board before the public hearing? Just for an update. Joel Kohn – I don't think so. We would have to have the updated plan submitted by next Tuesday to make it on the next meeting and I don't see how it can be done by then. But we will make sure to get everything submitted in time for the November 13 meeting. Chairman Lara – And when is that deadline? Jim Carnell – November 6th. Chairman Lara – Okay. So, if anyone from the public would like to see it, it will be on our website by November 6th. Helen Budrock – Also, we have not started any SEQR action on this. Maybe it can be on the agenda for the public hearing and as an action item, so that we can start the SEQR process the same night. Chairman Lara – Okay.

A motion to schedule a public hearing for November 13, 2024 was made by Christina Cellini and seconded by Michael Croissant.

All in favor, 0 opposed

WISE EQUITIES

Kroeger Road & Bridgeville Road, Bridgeville, NY
Zach Szabo, Project Engineer

Zach Szabo – Last time we were in front of you was basically just to give an update as to where the project was at. Since then, we have received SWPP review comments from your engineer and have submitted a revised SWPP and plans to address those. One of the main things with part of this new submission is the inclusion of access to the adjacent warehouse. We provided grading plans and the revised site plan showing the coordination between the Lanc & Tully plans and our plans. Basically, we outlined where that entrance will be and how we will come in. We are still proposing the entrance here as well. Chairman Lara – And how far is that entrance from the corner property right there? Zach Szabo – It is probably at least 50 feet from this point. Chairman Lara – Their house also sits towards the back of the property, but we always want to make sure we are being considerate of the neighbors. Sorry Zach, keep going. Zach Szabo – We also prepared a widening figure for Kroeger Road. This entrance here backed into Kroeger Road so there is going to be some dedication involved to give this property some frontage and clean up this roadway a little bit. Other than that, there was not much else, so I am here tonight to request a negative declaration at this point and possibly conditional final approval.

Chairman Lara – Matt, can you give us your comments on this. Matt Sickler – Like Zach said, we provided them some comments several weeks ago and last week received the updated plan set and SWPP. We are still working on getting through that review, but I will say that there wasn't anything in my previous comments that would require any major modifications or revisions. I don't think there will be any issues with the review that would be significant. Chairman Lara – Thanks Matt.

Chairman Lara – It has been a while so please forgive me, but did we already have a public hearing for this project? Zach Szabo – Yes, I believe in August of 2023. Chairman Lara – I am saying it more for the record than anything else just because it has been so long. Zach Szabo – I don't think there was any public input,

but I don't remember for sure. Chairman Lara – Helen, what do you think? Helen Budrock – I am just trying to make sure I have this right, is this the warehouse that changed ownership? Zach Szabo – Yes. Helen Budrock – So, I was asking Steve if we need to update the application or SEQR, from a procedural standpoint. Is the applicant themselves the same or did the ownership of the corporation change? Zach Szabo – I believe we submitted an updated application and owner's proxy. Helen Budrock – I don't see one on the Drive. Matt Sickler – I see one from July. Helen Budrock – I see the original application from back in 2022 and on that the applicant was Joel Weiss, Wise Equity Developments, LLC. Did that change? Zach Szabo – Per the updated site plan, we still have the applicant listed as Wise Equities with a new owner's proxy. Steve Vegliante – If the new Proxy is not issued by Wise, then I think we need to get an updated one. Because looking at the Proxy we have, the owner is someone other the Wise Equities. Matt Sickler – The one I see says the owner is "George A Bagley Revocable Trust C/O Donald Chase". Chairman Lara – I think that is who the property was originally purchased from. Steve Vegliante – They may not have closed and that may actually still be the property owner, but the developer has changed. So, we just need an updated application indicating the correct ownership and developer. Helen Budrock – Then with SEQR we can kind of acknowledge that and do a NEG DEC and all of that. The other thing that I am seeing is that the 239 came back as "incomplete". So, I think we need to finish that up. My notes indicate that they had requested a copy of the TIS, comments from the DOT on that study, and they had some technical comments on the emergency access. I think that maybe since it has been such a long time, we should refer this back to the County. Chairman Lara – And they have it already for the other project since we kind of did it coordinated, so it shouldn't be too heavy of a lift. Zach Szabo – Right and it would be kind of a redundant review. Chairman Lara – But we still need them to close out their review for this project. I'm just saying it should be that big of a review for them at this point. Helen Budrock – Plus this was originally referred back in May of 2023, so it couldn't hurt to resend the updated info with the changes to the access and of course the traffic study. I don't know if we had one back then, but there appears to be one in the Drive now. Matt Sickler – It was a combined study done for both projects. Helen Budrock – But it looks like it is dated for July of 2023, so at the time this was referred to the County, they wouldn't have had the TIS. I think we should just send another 239 request to them with the updated site plan and TIS and hopefully we will get a local determination this time so that we can kind of check it off the list. Chairman Lara – Okay. Helen Budrock – Then if we do that, Steve, do you feel comfortable taking a crack at the NEG DEC? Jim Carnell – And maybe a draft resolution? Steve Vegliante – That is something that is usually drafted up by the applicant and then sent to me to take a look at. Zach Szabo – Right and we can probably have something by early next week. Chairman Lara – Jim, who usually sends the stuff to the County? Jim Carnell – Laura does and we can import the traffic information and review comments from the other project into this project's folder, so that the County can see everyone's comments from that review. Helen Budrock – That would probably be very helpful for them. We just want to make sure we have a complete review for this project to keep the record clean, since they are separate projects. Jim Carnell – I will work with Laura to make sure we get all the information in both folders before she sends this out again. Matt Suckler – And in between now and the next meeting if we have any additional comments on the SWPP, we will reach out to Zach and work them out.

No further questions and comments from the Board.

Chairman Lara – Okay, so it sounds like you are going to have to come back for another meeting. Zach Szabo – I get it, there are some housekeeping items that need to be addressed. Once we can get those resolved, we will get back on an agenda and go from there.

SUNNYDETOX

64 Town Road 102B, Monticello, NY

Tim Gottlieb, Project Representative

Elias Sanchez, Applicant

Elias Sanchez – Good evening. So, I am a city boy from Manhattan and we were able to get this place. It is 243 acres and we want to basically have five tiny homes here, right in front of the pond, which is 15 acres in size. We pretty much just want to get people from the city up here to do some glamorous camping, or glamping. They can get on the kayaks and we can have some bowling. I saw a guy do an outdoor version of bowling, which is simple and is basically just some cement and bowling balls and pins. People would be able to get out of the city and do some hiking of the land and just have a place to go to enjoy the outdoors with their family and dogs. I am a dog walker in the city and that is kind of what I do. So, that is pretty much the base of it. There will be five tiny homes along here and the cabin here is where I stay. The tiny homes are two floors so couples can come or families up to four. There is a king-size bed on the top and a full-size bed on the bottom. There is also a bathroom and a kitchen. The stays would be for a couple of days or maybe up to a week max. The idea is just to give friends, couples or families a place to get out of the city for a few days.

Chairman Lara – Okay and we were made aware that you were building without a permit, is that correct?

Elias Sanchez – Yes. Chairman Lara – The Board likes to know stuff like that and that is why you are here tonight.

Elias Sanchez – Okay. Michael Hoyt – And how far along are we here? Elias Sanchez – They are done.

Michael Hoyt – Oh, this is all kind of after the fact.

Chairman Lara – I think the number one thing we are all thinking is, what is this? And Tim would be the one to answer this. It is not a campground, because campgrounds are defined as temporary and these are not, but it still has to fit in the zone. Tim Gottlieb – Right, and that is why we are here. In speaking with Jim before the meeting, the discussion was since these are buildings, they don't meet the definition of a campground; they would have to be tents. Jim Carnell – Or campers or RVs. Steve Vegliante – These are basically one-story structures. Chairman Lara – It's just tough and where your property is depends on what you can build, as I'm sure the building department has now explained to you. Jim, what use do you think this falls under? Or maybe we just need a work session to figure it all out? Steve Vegliante – Yeah and honestly, it is up to the applicant to decide what use they are and then tell the Board what that is. Absent that, I assume they are going to want to avoid a use variance. Tim Gottlieb – Yes, we do. Steve Vegliante – So, I think it is probably best for the applicant to come back with a plan with a bulk table showing what this project is and how it conforms with zoning. Tim Gottlieb – Right, so we will have to see if we can make something fit.

Matt Sickler – Are these on full foundations? Tim Gottlieb – No, piers. Helen Budrock – And what about septic and all of that? Tim Gottlieb – That we haven't done yet? We did soils tests, so we know what we have to build; we just haven't done that yet because we just got the results last week. Chairman Lara – This is just conceptual though. Tim Gottlieb – Right. Helen Budrock – Is it just conceptual when the buildings are built already? Michael Hoyt – That's what I was thinking. Chairman Lara – I mean they are just getting started putting a site plan together, so they may not have all of the answers yet. Michael Hoyt – Do we have to get DOH involved? Jim Carnell – That would depend on the classification and if it is a campground, I believe the DOH requirements are for anything over six units. Michael Hoyt – And there are six units. Michael Croissant – Right, when you include the cabin. Jim Carnell – If that is the case, then yes, this is something that should be sent to the DOH. But by our definition it doesn't meet the use for a campground.

That is one of the thresholds as far as the number of units goes, but I know they will regulate the water source and have to approve the septic design. Tim, do you think it will require a SPDES? Tim Gottlieb – No. Helen Budrock – What zoning district is this? Elias Sanchez – RR-2.

Chairman Lara – When were the wetlands last delineated? Tim Gottlieb – There was a portion of it delineated, right here. Chairman Lara – I am asking because I know there is a lot of wetlands. Tim Gottlieb – We are not disturbing any at all. Matt Sickler – The portion that is flagged seems to be recent. Tim Gottlieb – There are federal wetlands throughout here and the balance are DEC wetlands. Chairman Lara – Okay. Michael Croissant – So, what kind of setbacks are there for that? Tim Gottlieb – We only had them out there to locate around this pond area and not a full delineation. Michael Croissant – I think that is something we are going to want to see. Elias Sanchez – We just did this area because it is the closest to the buildings and we are far away from the buffer, so we don't have any issues there. He marked the closest point to be right here. Chairman Lara – People live on the other side of that pond and you can't build anything in the portion because of the wetlands, so I can see why you chose to build where you did. Jim Carnell – Since they are already built and the Board has done site visits in the past, would the Board be interested in going out there and seeing them for yourselves? Even if it has to be done a few members at a time, it might give the Board more clarity. It sounds like some of you may be familiar with the property, but other may not be. Chairman Lara – It is a big piece of property. Elias Sanchez – And it is beautiful. Chairman Lara – And there is a railroad bed there, which we are going to get Helen in on, that I used to walk. It is truly beautiful. Elias Sanchez – That is why we wanted to make this. This is all woods and it is beautiful to hike. There are the wetlands but we don't want to touch those because that is part of what makes this place so beautiful. I also have tents, that are not set up, but the idea is to later on, people could use them too. So, either one of the tiny homes or a tent. Christina Cellini – I would like to see some dog stations if you are going to have animals going near the wetlands. I know this is early on right now, but I would like to see something like that incorporated.

Steve Vegliante – How were these units constructed? Are they stick built? Elias Sanchez – Yes. Helen Budrock – And how many square feet are they? Elias Sanchez – They are 10'x'20' units. Helen Budrock – With two stories? Elias Sanchez – That is correct.

Michael Hoyt – How is the road in and out? Tim Gottlieb – It needs a little attention. Michael Hoyt – That is something that will have to be addressed because it is important for emergency vehicles to be able to get in and out. Tim Gottlieb – We plan on widening and paving the road. Michael Hoyt – Okay, because it looks a little tight there now.

Chairman Lara – So, it sounds like you are going to have to come back once you have an identity. You can have a work session with our consultants and kind of hash it all out, but we are going to need to know what you are looking to be before we can proceed. Either way you are going to need a public hearing just so you, but let's get this figured out first. Helen, I believe the Board is going to want to engage you for this because of the environmental concerns and the railroad. Helen Budrock – Okay and we are going to have a work session, right? Chairman Lara – Yes. Helen Budrock – Okay. You may want to look into hunting and fishing cabins. They are permitted if the footprint is 400 sq. ft. or less. But part of the way the code defines hunting and fishing cabins is that they are seasonal. Are these insulated? Elias Sanchez – Yes, they are insulated. Chairman Lara – I think they have to be. Is that right Jim? Jim Carnell – Yes per the energy code. Steve Vegliante – Is it a seasonal operation? Elias Sanchez – The idea was to have it year-round, but if it has to be seasonal, it can be. Steve Vegliante – That is something else you should discuss with your engineer. Elias Sanchez – Okay and I am open to any suggestions. I know I didn't plan this the best that I could and if

there is a specific way we need to run this, we will start there. Chairman Lara – Good to hear. Michael Hoyt – Do you maybe have a business plan that you can get to Helen as well? Elias Sanchez – What do you mean? Michael Hoyt – A plan explaining what you are looking to do. You said you have the tiny homes and you may be adding camp sites with tents, so you are kind of in two different areas. Do you want to be a camp ground or maybe a bungalow colony? You have to figure out the path you are taking. Elias Sanchez – Right. Helen Budrock – And no more building without a permit. Elias Sanchez – Understood. Helen Budrock – The other thing is the code is structured so that only certain uses are allowed and if it is a use that is not specifically allowed, by default it is not permitted. Also, there is nothing in the code that refers to tiny homes, so stop referring to them as tiny homes. You should get with your engineer and figure out what path is the closest to what you are doing. Elias Sanchez – Okay. Chairman Lara – Is visiting the site something the Board wants to do? We would have to go two at a time so as to not have a forum, making it a public meeting. Arthur Knapp – We are okay as long as we don't have three or more people. Helen Budrock – And not to get too deep now, but in the work session I would like to talk to you about the OW railroad because there is a county wide effort to build our what is called a "Monticello Spur" and that railroad right-of-way, which is part of the County rail system goes right through the property. So, I think it will be a win for both the County and the applicant if we can about how the property can fit into that. Elias Sanchez – Is that the street that comes up into Cantrell? Helen Budrock – No, it is basically this right-of-way here. Most everything to the north of you is publicly owned by the Village of Monticello and the railroad corridor goes all the way to Port Jervis. So, maybe you can become part of the trail network. Elias Sanchez – Would they want to build a road? Steve Vegliante – No, it is just a walking path. Elias Sanchez – Oh, Okay. Helen Budrock – I can send you some information on it and we can talk more about it at the work session.

Steve Vegliante – I have one more question, just based on the name of the project and everything seems to be hospitality based, is there going to be any other uses on the property? Because that may, again, affect your zoning. I just want to make sure it is not going to be a rehab or a detox facility. Elias Sanchez – No, not at all. It will just be a glamping site for people to come out and enjoy nature and detox like that. That is the main purpose.

Chairman Lara – Well, we are grateful you came. You, or Tim, will call the billing department tomorrow to set up a work session. We are about to make a motion to engage Helen, so that she can help you through the planning process and there is always Matt, our engineer, if you have questions for him.

A motion to engage Helen Budrock of Delaware Engineering, D.P.C. as the consulting planner for this project was made by Arthur Knapp and seconded by Christina Cellini.

All in favor, 0 opposed

CATSILL VET

23 Old Drive-In Road, Rock Hill, NY

Steve Green, Project Engineer

Daniela Carbone, Project Representative/Partner

Steve Green – This project was in front of this Board a couple years ago, so some of you may remember it.

This is the old Drive-In building, so there is an existing building, and the applicant is proposing to update that. He currently has a smaller animal hospital just up the road from this and he is looking to expand. Michael Croissant – It's pretty big so that's amazing. Steve Green – Yeah, it's a nice piece of property. Daniela Carbone – Currently we have 80 employees working out of a small space, so it will be very nice.

Chairman Lara – Matt, have you had a chance to look at this yet? Matt Sickler – Just preliminarily. I think it has been a while since the last presentation to the board, so I didn't go too deep into it. I wanted to wait to see what the Board's feedback and thoughts were first. I saw some changes from the last plan and this is more developed in terms of the site presentation. There is now a structure to the rear for large animals and there appears to be a second, smaller building. Possibly a dental office? Daniela Carbone – That is correct. We are going to have a tenant in that building. It will pretty much be a dental office with a breezeway connecting the two. Matt Sickler – Okay. With this submission, they also included some floor plans, which is a pretty impressive layout with lots of exam room, radiology, and things like that. They also provided some renderings and elevations of the building. I didn't spend much time on those, but I believe what they provided meets the look that we have been encouraging in some of the entry ways to the Town and the Rock Hill district. They are still proposing the two access points, for emergency access reasons, so that has not changed. There is quite a bit of information here, but like I mentioned, I didn't want to dive too deep until I heard what the Board had to say.

Chairman Lara – Well Board members, what are you thinking? Arthur Knapp – I think I like the plan. Chairman Lara – Me too. Christina Cellini – It is desperately needed around here. Are there any other emergency hospitals around here? Daniela Carbone – No. There is Oradell, which is about an hour away from here, and then Flannery, which is in Newburg.

Chairman Lara – Is the main entrance going to be on Rock Hill Drive or Glenn Wild? Steve Green – I would think Glenn Wild because pretty much all the activity is here. Michael Hoyt – It may be easier for them to get out if they stay away from that intersection. Chairman Lara – That's the only reason why I was asking. Honestly, I love it and think it is a great project, but Glenn Wild Road is tough. Especially if you are trying to turn left out of there. Michael Hoyt – Especially during the summer. Chairman Lara – It may be tough to do, but it's something you probably want to look into. Steve Green – It is big enough for two ways in and two ways out, so maybe we can make them one way in and one way out. Arthur Knapp – What about employees, will they come up 17 west? There are a lot of employees, right? Daniela Carbone – Yes. Michael Hoyt – I think they get there early in the morning. Daniela Carbone – They are on shifts and some come from Orange County and some here in Sullivan.

Matt Sickler – One thing I would like to review with Helen, assuming the Board is good with this, is parking counts. I don't recall us having parking requirements for the sub-use in our ordinance. What they put on the plan is based on the ITE manual, which is just an industry standard, and then they have some banked parking here as well. So, maybe we can take a look at that sometime between now and the next meeting and give you some feedback on that. Helen Budrock – Is the dental office for animals? Daniela Carbone – No, it will be for people.

Helen Budrock – One thing I noticed, since this is starting from scratch with a new application and re-worked design, is based on the short form EAF, it looks like 10 acres will be physically disturbed. Steve Green – That sounds about right. It's mostly wide open right now, so there is not much too clear. Helen Budrock – That kicks it into the type I threshold and that requires a long form EAF, so if you could just take

a closer look at the amount of acreage that will be impacted. If it is over the 10 acres, we will need that long form EAF to start the SEQR process. Other than that, it looks like it will be a great addition to the community and it meets all of the zoning requirements. Jim Carnell – What about Lead Agency? Helen Budrock – We need the updated EAF first. Jim Carnell – That's what I thought, but just wanted to make sure.

Matt Sickler – The other thing I didn't see on the plan was the hours of operations. Will it be a 24-hour emergency services? Daniela Carbone – There will be staff there 24/7, just like our current office is now. That way we can provide around-the-clock care. Matt Sickler – Okay, but can someone bring their animal in after hours and be seen? Daniela Carbone – We are looking to potentially get to that point and in the meantime, we are looking to have urgent care hours until at least 10:00 p.m. I don't know if we will ever have a doctor overnight, but that would be great. Matt Sickler – Okay, so maybe just note that on the plan so it will be part of this approval. Chairman Lara – Agreed and also, we are going to want to see a sign package.

Helen Budrock – Some animal hospitals offer boarding, is that something you guys would be doing? If so, will there be any outdoor kennels or would it all stay within the footprint of the building? Daniela Carbone – There will be some outdoor runs, but those will be for patients that are being treated medically. We won't be doing any kind of regular boarding, only boarding for medical reasons for patients under our care.

Chairman Lara – Steve, do you have anything for this? Steve Vegliante – No, but as to the subject of a long form EAF, I think a long form would be best. Looking at the swales, it looks like there is going to be a lot of movement of dirt. Chairman Lara – Okay.

Christina Cellini – Will we need to work with the Department of Health for the disposal of medical equipment and thing like that? Jim Carnell – That would all be in the long form EAF. Christina Cellini – Okay.

Helen Budrock – One more question, in the past there was some discussion with bringing the sewer service down Rock Hill Drive to this parcel, Is that still on the table? Michael Hoyt – That was a while ago. Jim Carnell – And there is still a lot of talk in regards to that. Michael Hoyt – I believe all of that was in conjunction with the parcel down the road from here. Matt Sickler – Right, but that was never built. Helen Budrock – Is that still the intension? Steve Green – Yes. Helen Budrock – Okay, so that is just something to think about. Michael Hoyt – I think it currently stops just before the gas station. Matt Sickler – And I think there is a manhole right there on the corner. Michael Hoyt – There is. Chairman Lara – Oaky, and what are you doing for water? Steve Green – A well. Chairman Lara – So, it sounds like if you can get all of these things together for the next meeting, we will most likely be able to schedule the public hearing at that time.

No further questions or comments from the Board.

Chairman Lara – Helen, did we already engage you for this project? Helen Budrock - I think I was engaged with the original application. Chairman Lara – Okay and I will say, for a conceptual plan, you guys gave us a lot of information. What's left is mostly just housekeeping stuff, so this should move along pretty quickly.

A motion to close the meeting at 8:07 p.m. was made by Arthur Knapp and second by Christina Cellini.
All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

