

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
February 26, 2025

IN ATTENDANCE:	Kathleen Lara, Chairman	Christina Cellini, Alternate
	Arthur Knapp	Shoshana Mitchell, Alternate
	Michael Hoyt	Helen Budrock, Consulting Planner
	Kristin Boyd	Laura Eppers, Secretary
	Michael Croissant	Steve Vegliante, Consulting Attorney
	Matthew Sickler, Consulting Engineer	
	Logan Morey, 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 November 13, 2024 minutes was made by Arthur Knapp and seconded by Michael Hoyt.
All in favor, 0 opposed

A motion to take the agenda out of order to allow the County 239 presentation first was made by Arthur Knapp and seconded by Michael Croissant.
All in favor, 0 opposed

Heather Jacksy and Justin Rocque, of the County Planning Department, attended the meeting to discuss how they handle/process 239 referrals received and what they would like to see with future referrals.

ACTION ITEMS:

GARDEN COTTAGES

Varnell Road, Monticello, NY
Joel Kohn, Project Representative
Marty Miller, Project Attorney

Joel Kohn explained that this project was last in front of the Board for their public hearing on February 12th, 2 weeks ago. The public hearing was opened and closed the same night and there was no public turn out or additional comments from the Board. They are here tonight seeking final site plan approval.

The Board agreed that they are very familiar with this project and all the hard work they have done to get to this point. Per the building department this project is on track to finish up with their court action and their only suggestion is that building permit applications, for the work done without permits, be filed no later than May 1, 2025.

Matt Sickler asked if the existing easement will move over with the lot line change and Joel Kohn confirmed that it would.

Helen Budrock stated that this project is a Type 2 action and therefore does not require a NEG DEC.

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

A motion to approve the site plan was made by Michael Hoyt and seconded by Arthur Knapp.

All in favor, 0 opposed

A motion to approve the lot line change was made by Kristin Boyd and seconded by Arthur Knapp.

All in favor, 0 opposed.

98 VARNELL

Varnell Road, Monticello, NY

Joel Kohn, Project Representative

Marty Miller, Project Attorney

The Board asked the applicant if they would be okay with the same conditions discussed for the previous, adjoining project (Garden Cottages) and Joel Kohn confirmed they would be.

A motion to approve the site plan was made by Kristin Boyd and seconded by Michael Croissant.

All in favor, 0 opposed

A motion to take the agenda out of order to allow time for all representatives of Sackett Lake LP project to arrive was made by Arthur Knapp and seconded by Michael Croissant.

All in favor, 0 opposed

CAMP ARUGATH HABOSEM MODIFICATION – DEMO/REPLACE UNITS 12 & 16

20 Whittaker Road, Monticello, NY

Joel Kohn, Project Representative

Joel Kohn explained that this is an existing summer camp who is looking to demolish and replace 2 staff buildings; units 12 & 16. They will be in the same footprints, just different configurations.

It was discussed that this project will need a 239 review because it is within 500 feet of the municipal boundary.

No questions or comments from the Board or their consultants at this time.

A motion to refer this project to the County for a 239 review was made by Arthur Knapp and seconded by Michael Hoyt.

All in favor, 0 opposed

CRESCENT LAKE HOLDINGS MODIFICATION – ADDITIONS TO UNITS 12, 13, 14 & 15

924-928 Old Liberty Road, Monticello, NY

Michael Miele, Project Engineer

Michael Miele explained that this is an existing bungalow colony proposing to construct additions to 4 units; units 12, 13, 14, & 15. No bedrooms are being added and no setbacks will be affected.

The Board asked if some of the work was started without permits and Michael Miele advised that it was.

Logan Morey advised that there are existing items from old site plans that have not been complied with, such as the parking lot and installation of a trash compactor. She suggested that those things get addressed before any other approvals granted. The Board agreed. Michael Miele advised that they would look into getting those items addressed and wanted to know if this could be sent out for the 239 review in the meantime. The Board agreed that they would be okay with that and that would give the applicant at least 30 days to work on what they need to.

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

All in favor, 0 opposed

A motion to hear the Sackett Lake LP project now was made by Michael Hoyt and seconded by Arthur Knapp.

All in favor, 0 opposed.

SACKETT LAKE LP

State Route 42 & Sackett Lake Road, Monticello, NY

Joel Kohn, Project Representative

Rabbi Schwartz, Applicant

Joel Kohn explained that this project was last in front of the Board in December. They are back tonight to give the Board an update and go over the draft EAF part 2 & 3 and the draft resolutions. As the SWPP is in the process of being reviewed and the Town's Hydrogeologist has finished his review, they were hoping to get NEG DEC and final, conditional approval tonight.

After some discussion between the Board and its consultants, it was determined that the NEG DEC could be issued tonight, but the consultants still need some time to finish up their review before granting approval. There are some coordination issues between the SWPP and the site plan that need to be cleaned up and Mike Messenger would like to see the sewer main extension, the agreement with the Village, the pumpstation, and the transportation corporation. Joel Kohn advised that he is available for discussion

A motion for a NEG DEC was made by Arthur Knapp and seconded by Michael Hoyt.

All in favor, 0 opposed

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

LITTLE COMPASS

81 Pleasant Street Ext., Monticello, NY
Louis DiConstanzo, Project Representative

Louis DiConstanzo explained that this project was in front of this Board a while ago and was sent to the Zoning Board for some variances. They received those variances, but never came back to finish up with this Board. They are back to night to finalize the process of converting the single-family dwelling into a multi-family dwelling.

The Board had the following questions:

- When did you receive the variances?

Louis DiConstanzo advised they were granted about 2 years ago.

- Are those expired now?

Logan Morey advised that the work was already done, so the variances would not expire.

- Does this need a 239 review or was one already done?

Laura Eppers advised that it does not appear so. Shoshana Mitchell added that we should let the County know that this was already built when the 239 referral is sent to help quicken the review process.

- Does this need a public hearing?

Helen Budrock advised yes, because the project requires a special use permit.

No further questions or comments from the Board.

A motion to schedule a public hearing on March 26, 2025 was made by Kristin Boyd and seconded by Michael Croissant.

All in favor, 0 opposed.

A motion to refer this project to the County for a 239 review was made by Michael Hoyt and seconded by Arthur Knapp.

All in favor, 0 opposed

UNIQUE ESCAPES MODIFICATION – 21 ADDITIONAL UNITS

9-17 Gartner Road, Monticello, NY
Larry Marshall, Project Engineer

Larry Marshall explained to the Board that this project is looking to amend their site plan by adding an additional 21 geodesic domes and an office/lounge building. They currently have 4 domes and are looking to expand. The domes will be the same style and use as the existing ones. The site plan shows the main access to the site coming off of Old Liberty Road, with an emergency access out to Gartner Road. This is the plan for the ultimate build out and will have to be done in phases. There is an existing well that serves this property, that we will be looking to switch from a private use to a DOH water supply, and preliminary soils testing have been done to verify the validity of the septic system. This will now also require a SWPP, so they will get started on one sometime in the near future.

The Board had the following questions:

- What is the use of this site now going to be? Can it still be considered a campground?
- Will there be any clear cutting?

Larry Marshall advised that there will not be. They want to selectively remove trees to maintain privacy between each unit. However, they did find that campers feel the existing domes are too far apart and they are scared. So, they minimized the distance between units to make campers more comfortable but left

enough room for some privacy.

- Traffic is terrible on Old Liberty Road. Are there any plans for some additional signage to help with that?

Larry Marshall advised that they will obviously have to work with the DPW and will provide whatever they suggest or deem necessary. Helen Budrock suggested possibly a digital speed limit sign.

- What side of the property do they plan on starting at? Closer to Old Liberty or Gartner?

Larry Marshall advised that they intend to start up by Old Liberty Road and work their way inward. They don't want visitors to think that the Gartner Road entrance is the main entrance.

- If they switch it around and use Gartner Road as the main entrance, it might eliminate some of the traffic issues.
- Do they remove the domes during the winter?

Jim Carnell advised that they are year-round. Helen Budrock added that per her recollection, during the original review process, they had a hard time determining the use for this project but ultimately settled on a camp ground. The only item that didn't really fit the code was that each unit has its own water/bathroom facilities, instead of shared facilities. Other than that, it fits the definition and I believe that's why we settled on the use.

- Are they proposing another 21 domes because they are successful and anticipate the need for them in the future or because we would want to see the full build out for segmentation purposes?

Larry Marshall advised that after some growing pains, they are successful with the 4 domes they have and anticipate the need for more. They didn't come to us asking how many they can legally get on the property; they came to us with that exact number of additional domes, so that must be the number they feel they will need.

- In what phase do they plan on doing the office/lounge and sports court?

Larry Marshall advised that he does not know exactly, but would guess it would be in one of the early phases as there is a current need for the office and club house space.

- Would recreations fees apply to this?

Helen Budrock will look into that.

- Will there be any other recreational facilities?

Larry Marshall advised nothing else formal, like a building, but will inquire about walking trails and things like that.

- We would like to set up a site visit so that we can come out and see the site for ourselves. However, it can only be up to 2 board members at a time, so we may need to schedule a few of them.
- Can you provide some sort of a report showing how many visits there are and where the campers are coming from? We would like to see what kind of people are coming; families, couples, friends, a mix, and how far are they coming from. Maybe include how many visits there are during the summer verses the winter.
- This will now need to be regulated by the DOH and get their approval due the number of units.
- Are you comfortable that you will be able to fit additional wells and expand the septic system along with the additional units?

Larry Marshall advised that all of the septic lines will run along the westerly side of the property and the wells will be on the easterly side. There is currently one well on the property and they are hoping to not need more than 1 more. However, there are additional spaces they can add some more wells if needed; the property is not overly dense.

- Have you petitioned the DEC for a jurisdictional determination for the wetlands located on the property?

Larry Marshall advised that they have not because they do not propose any impact to the wetland. Helen Budrock advised that is something the Board would like to see and suggested that proposed dome # 15 be shift away from the wetlands a little bit, as it is close.

- Need clear, defined note on plan about what is to be cleared.
- Is a SPDES permit going to be needed?
- Should use bear proof dumpsters/garbage cans.
- Application will need to eventually go to the fire department for their review

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

The Board agreed that this project can benefit from a work session once they have a more detailed site plan. The necessary consultants can be engaged tonight, so that they may be involved in that process.

A motion to engage the Town Planner was made by Michael Croissant and seconded by Kristin Boyd.
All in favor, 0 opposed.

A motion to refer this project to the County for a preliminary 239 review, after the submission of a more detailed site plan, was made by Arthur Knapp and seconded by Michael Hoyt.
All in favor, 0 opposed.

A NEW NEIGHBORHOOD IN MONTICELLO - THOMPSON

Rose Valley Road, Monticello, NY

George Duke, Project Attorney

Michael Ivra, from Ownership

Ralph Zucker, from Summerset Developments

Vince Pietrzak, from Pietrzak and Pfau

Elizabeth Williams, Project Architect

Jeff Speck, Project Architect

This project was in front of the Board tonight for preliminary discussion only. The project will be a joint jurisdiction between the Town and the Village.

The below slide show presented:

https://drive.google.com/open?id=1-auZTPixO6Mc2R_-LOWtEJCrs8TdDC0O&usp=drive_fs

A motion to engage the Town Planner was made by Michael Croissant and seconded by Michael Hoyt.
All in favor, 0 opposed.

A motion to engage the Town Traffic Engineer and the Town Hydrogeologist was made by Michael Hoyt and seconded by Arthur Knapp.
All in favor, 0 opposed.

A motion to close the meeting at 8:51 p.m. was made by Kristin Boyd and seconded by Michael Hoyt.
All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

