

Mr. Kohn - This property is on Ranch Road off of Heiden Road. This is a single-family home currently and it is going to be turned into a Bungalow colony with an additional 3 duplexes and a separate entrance for the family. There will be a fence for the dumpster, there will be a compactor and we will be a cul de sac

Jim Barnicle – How big is the property? Mr. Kohn - 10.2 acres. Jim Barnicle – Are there any wetlands?

Mr. Kohn - Some wetlands, there is a river by the property.

PUBLIC COMMENTS

No Public Comment

CLOSE PUBLIC COMMENTS

A motion to close the Public Hearing was made by Matthew Sush and seconded by Jim Barnicle
5 in favor; 0 opposed

Chairman Kiefer called the meeting to order at 7:06 p.m.

Chairman Kiefer appointed Kathleen Lara to replace Michael Croissant tonight.

A motion to approve the August 14, 2019 minutes was made by Jim Barnicle and seconded by Michael Hoyt
5 in favor, 0 opposed

CONCORD ASSOCIATES

Concord Road, Kiamesha Lake, NY S/B/L: 9.-1-36
Henry Zabatta, Manager

Mr. Zabatta – We are still not sure what we are going to do with the property as far as the development plan. Paula Kay – This is the actual Concord not the fairways. Mr. Zabatta – With the negative publicity with the Casino it's making the financing of this project more and more difficult. We are trying to come up with a plan that will be financially feasible. Chairman Kiefer – Any idea? Mr. Zabatta – There is going to be over 1,100 hotel rooms in town and I don't know how things are going to do after the summer. Another hotel needs a specific plan to get people to come and we don't have one right now. The County is coming up with ideas of a convention center at the old Grossingers. Logically if there is a convention center it should be at the Concord, but we don't have any plans about doing one.

Chairman Kiefer - What is going on with Grossingers? Mr. Zabatta – We have cleaned it up and are waiting for a completion permit from the DEC.

Paula Kay – Let's talk about water. Mr. Zabatta – Allen Schachnovksy came to see me two weeks ago and wanted to know what we were doing about water? I told him that I heard that he was given a report by the Department of Health (DOH) and there are things that need to be fixed. I asked if any repairs have been done to the tanks? Allan said Yes, he covered some holes. But I don't know what he

has actually done. I asked if he would be in compliance with the DOH and he said he has no money for that. I asked if he's willing to sell the water Department and he said No. He wants to leave it for his son. I don't think he's going to do anything to comply with the DOH. Paula Kay – These were directives from the DOH. Chairman Kiefer - I think he is just waiting for it to be shut down. Jim Barnicle – I don't think they can. Paula Kay – Yes, they can. Mr. Zabatta – The public service commission won't shut them down. Michael Hoyt – They will if it gets too bad.

Mr. Zabatta – I'm looking for another extension until March 15, 2020.

A motion for a six-month extension to March 15, 2020 was made by Kathleen Lara and seconded by Matthew Sush

5 in favor; 0 opposed

SUSTAIN RELEASE / CAMP KENNYBROOK

73 Camp Kennybrook Road, Monticello S/B/L: 27.-1-10

Peter Cirillo, Architect

Mr. Cirillo – I hear the public hearing was opened and closed, I was not here for it.

Richard McGoey – We have some issues in my comments. Are you showing everything on the site plan now? Mr. Cirillo – I believe so. We revised the plan for traffic. We show all the ADA toilets and the bus drop off areas. Danial McCormick did the narrative and submitted that. Richard McGoey – I have no problems.

A motion for negative declaration motion under SEQRA was made by Matthew Sush and seconded by Kathleen Lara

5 in favor; 0 opposed

A motion for conditional site plan approval conditioned on Richard McGoey approval was made by Jim Barnicle and seconded by Michael Hoyt

5 in favor; 0 opposed

Richard McGoey- Is anyone going to do an inspection? Jim Carnell – Yes, Logan talked with Howard to make sure the original items with the fire inspection were addressed.

CAMP IROQUOIS SPRINGS

Bower Road, Rock Hill, NY S/B/L: 33.-1-1.1

Glen Smith, Engineer

Mark Newfield, Owner

Chairman Kiefer - How many people does this Theater hold? Mr. Newfield - Maybe 300 or 400, I'm not sure what the architect's specs are. Chairman Kiefer – We are concerned about the sprinkler system. Mr. Smith – I think we need to have one done. Mr. Newfield – That was the last we heard. Mr. Smith – I'm showing on the plan a 20,000-gallon tank for the system. We have talked to the Sullivan Fire

Protection and they said roughly a 20,000-gallon tank would do. And we can drain it in the winter. Mr. Newfield – We have talked to the Building Department and we need to adhere to come condition since it's not a year-round building. Chairman Kiefer – We have no issue with that. Richard McGoey - Is the tank above or below ground? Mr. Smith - Above ground. Right now, they drain everything at the end of the season.

Richard McGoey – I think this is more for the building department not really the Board. Jim Carnell mentioned tonight that they have been talking to the Fire Department.

Mr. Smith - We added the sewer and water details. I put the tank on and showed some electrical lines. We will remove them relocate them and then reconnect.

A motion for negative declaration motion under SEQRA was made by Michael Hoyt and seconded by Kathleen Lara
5 in favor; 0 opposed

A motion to approve the site plan was made by Matthew Sush and seconded by Jim Barnicle
5 in favor; 0 opposed

RNR MOBILE HOME PARK

Pittaluga Road, Monticello, NY S/B/L: 02.-27
Glen Smith, Engineer

Mr. Smith - The first issue was a Negative Declaration request because the original Negative Declaration was for a 36,000 gallon a day and that was back in 2006. The regulation changed, they use to be 300 gallons per day for a double wide and they are know 350 gallons per day. They added two pools as well. They are now up to 41,00/42,000 gallons per day. They submitted for a SPPP permit for 45,000 gallons. The DEC wanted an amended Negative Declaration from this board.

Mr. Smith - Richard McGoey commented about the preliminary approval, they thought they were already vested. In August of 2017 they did a developer's agreement with the Town and they paid their inspection and restorations fees. They thought they were then vested. Jim Carnell – They did come back in front of the board to modify the site plan for the models. Richard McGoey – Did they get building permits? Jim Carnell – Yes, four or five of them. Paula Kay – That should make them vested.

A motion for a modification to the Negative Declaration to increase sewage flows to 45,000 gallons per day was made by Kathleen Lara and seconded by Matthew Sush
5 in favor; 0 opposed

ROCK HILL CORNER PROJECT

207 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-1-35.1
Glen Smith, P.E

Paula Kay recused herself from participating in this application.

Mr. Smith - We are looking for a Negative Declaration and we are not looking to clear the property yet. They just need it for financing with the bank. Clough Harper, the Town's Traffic consultant and our Traffic consultant finally got everything settled for traffic.

Richard McGoe - I don't have any issues, there can't be any work done yet.

A motion for negative declaration motion under SEQRA was made by Matthew Sush and seconded by Kathleen Lara

5 in favor; 0 opposed

A motion to approve the preliminary approval was made by Michael Hoyt and seconded by Matthew Sush

5 in favor; 0 opposed

EMERALD GREEN PROPERTY OWNERS

78 Lake Shore Drive East, Rock Hill, NY S/B/L: 52.F-1-20

Michael Hoyt, Emerald Green Manager

Robert Dadres,

Michael Hoyt recused himself from participating in this application.

Chairman Kiefer appoints Arthur Knapp to replace Michael Hoyt

Chairman Kiefer - You are taking the pool out and replacing it and doing some dressing room updates?

Richard McGoe - I was unaware this was on the agenda so I have no comments and have not seen the site plans yet.

Kathleen Lara - When are you looking to do the pool? Michael Hoyt - Mid-September, start the removal of the steel pool and hoping to get the concrete poured before winter. Then in the spring finish it up.

Chairman Kiefer - Do you want a work session? Richard McGoe - Yes, I don't know what is going on by looking at this site plan. Paula Kay - Can you make a work session this Friday? Mr. Dadres - Yes.

Jim Carnell - Michael Hoyt you mentioned that you have gotten approval from the Board of Health?

Michael Hoyt - Yes, we had 8 pages of comments from the Engineer that are from April 12. We finally got to go through the comments with the Engineer. I did speak to Jim Carnell; we are looking to take the pool out in a week or two. Richard McGoe - I have no issue with them starting demolition.

Chairman Kiefer - Do we need a motion for a demolition permit? Paula Kay - No the building Department will take care of that.

CITGO

7 Glen Wild Road, Rock Hill, NY S/B/L: 32.-1-20

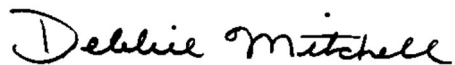
No one showed up for Citgo.

Paula Kay – The Building Department will have to take appropriate measures. Jim Carnell – I guess they will be meeting with Sharon Jankowitz next. Paula Kay – Guess so. Richard McGoey – They need to come back to a work session. Paula Kay – They have been noticed and violations have been issued. I think even at this point if they come to a work session, we still need to bring them to court.

Michael Hoyt – With the retaining wall can we make them take it out or reface it? Jim Carnell – Let me tell you what happened with that. When they were doing the wall, the towns sewer main goes right down Rock Hill Drive. The geotechnical wall that they were going to do was not going to work there. It was kind of a last-minute thing for us to let him do it. But we expressed that he had to come back in front of this Board to do an update to the site plan.

A motion to close the meeting at 7:33 pm was made by Kathleen Lara and seconded by Matthew Sush
5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in black ink that reads "Debbie Mitchell". The script is cursive and fluid, with the first name "Debbie" and last name "Mitchell" clearly legible.

Debbie Mitchell
Secretary
Town of Thompson Planning Board