

Paula Kay – The BBIS Auto Auction did not get their mailings out on time so we have to move the Public Hearing to October 28, 2020. There was also an issue with the Environmental Assessment Form (EAF) being posted on the town website and that should be up by tomorrow.

A motion to have the BBIS Auto Auction Public Hearing on October 28, 2020 was made by Matthew Sush and seconded by Kathleen Lara
5 in favor; 0 opposed

Chairman Kiefer called the meeting to order at 7:13 p.m.

A motion to approve the September 23, 2020 minutes was made by Matthew Sush and seconded by Jim Barnicle
4 in favor, 0 opposed

AERO STAR PETROLEUM

21 East Broadway, Monticello, NY S/B/L: 31.-1-22

Glen Smith, Engineer

Mr. Smith - This is the mobile station that we are redoing on East Broadway. We have addressed all the issue and the only thing we have left is the approval Resolution for Paula Kay, Richard McGoey and Jim Carnell to review.

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

A motion to approve the applicant conditioned on the resolution being reviewed was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

DO OVER REAL ESTATE PROPERTIES

221 Starlight Road, Monticello, NY S/B/L: 57.-2.3

Jaquie Levenoff

Glenn Smith, Engineer

Mr. Smith - We are taking two lot's that are side by side and recreating a new center lot line. The lots are on Starlight Lane and Starlight Road. We are taking two lot's that are side by side and putting the new lot line down the center making Lot 1 to be on the Lake side and Lot 2 on the Starlight Lane side. The Zoning Board of Appeals (ZBA) approved our variance last night for the setback. We did lots of soil test on the property. Lot 1 will have a septic system that will be pumped across the street and up the hill to a new leach field. The second lot will have a house with a separate septic and water. Two equal size lots just different configuration with the center lot line. We did find a well on the neighbor's property hidden under a rock and that is why the lot layout ended up as it did. Chairman Kiefer - Is the

well functional? Mr. Smith - It is a good well. The house on the bottom of the hill has a spring for water. They are thinking of doing a well instead. We are meeting the separation distances. Michael Croissant - The septic is going to be completely new? Mr. Smith -The intension is to put the septic up the hill on the other side of the road.

Paula Kay – Does this map show the ZBA’s approval? Mr. Smith - Because of the hill the lot line has changed a little bit. It’s still the same area for both lots.

Michael Croissant – Is it a shared septic for both places? Mr. Smith - Separate systems. They meet all the setbacks too.

A motion to approve the lot line change was made by Michael Croissant and seconded by Jim Barnicle 5 in favor; 0 opposed

GLEN WILD LAND DEVELOPMENT

Rock Hill Drive, Rock Hill, NY S/B/L: 31.-1-6
Glenn Smith, Engineer
George Duke, Brown, Duke & Fogel

Mr. Smith - This is a Project in Rock Hill along Rock Hill Drive and Glen Wild Road. This is about 525 acres and they are in contract for another 40 acres now, the whole thing will be around 480 acers when done. The subdivision is 49 lots. The main entrance is on Glen Wild Road and will be across from the Glen Wild cemetery. There will be roughly a 60-acre parcel for the Lodge and Cabins. Originally, we were talking about 4 warehouses but now thinking of doing just 2 large warehouses. The warehouse access would be near Rock Hill Drive. The Lodge and cabins would use the Glen Wild Road access. The residential lots will all be 5 acres plus lots with septic and wells. We were thinking of tying in the Warehouse and Lodge into the Town’s sewer system. There were test wells drill previously with the Rock Hill Town Center project and they were good back in 2005. We submitted an EAF.

Mr. Duke – I will be representing the Glen Wild Land Group, LLC. We will be building off of the Rock Hill Town project from years ago. There was a SEQRA statement back in 2009 and that project did a lot of extensive review. We are going to look at the impact of traffic. With the SEQRA review we want to consider all the impacts and any new impacts it may cause. We welcome any thoughts during this process.

Paula Kay - Hellen Budrock and I discussed not only the impact on all of Rock Hill but the impact of the Warehouses and the residential lots close to it. The other issue is timing, are the developers going to do Warehouses first then residential to follow? Is the plan to develop the entire site as one? Mr. Duke – The Warehouse is what they are focusing on now. Hellen Budrock – This is not like a mixed-use, commercial development where the residential and the warehouses are related to each other. Has the developer thought of focusing on the warehouse first and doing that separately and then deal with the housing later? Mr. Duke – The housing mark is robust. Clearly Sullivan County is pretty hot now and the

housing needs to be done. I'm happy to have a separate conversation so we don't have any SEQRA issues.

Jim Barnicle – Again this is a preliminary sketch with a layout. The western side of the property that intersects with Rock Hill Drive. Currently you have the housing along Glen Wild Road. Can you tell me why you don't put the housing where the warehouse is shown and the warehouse where you have the houses and create a longer entrance causing a less intrusive upon the existing homeowners?

Mr. Smith - I think the reason for the Warehouse being by Rock Hill Drive is because of the closeness of Route 17 and there are already some warehouses there. Jim Barnicle – I get that. The Proximity

doesn't change. Kathleen Lara - You also will hear the highway more. Mr. Smith - I think also the grading of the property is extremely steep which the housing lots can accommodate.

Paula Kay – Any idea of the price point for these lots? Mr. Duke – I don't think we can speak to that yet.

Jim Carnell – Is it the developer's intention to just do the subdivision or develop the lots? Mr. Duke – I think they want to develop. Mr. Smith - There was talk of doing the lots in phases.

Hellen Budrock – What is the reason behind the large warehouse? Mr. Duke – It is very targeted toward the e-commerce. Hellen Budrock – For a warehouse of that size you might need a larger lot. But I would have to take a closer look. Mr. Smith - There is a consultant on board that specialize in warehouses.

Chairman Kiefer - Will this be like a truck depot and they will be in and out all day long? Mr. Smith – Maybe. Helen Budrock – That would be a concern with the residential homes being that close, a lot of truck traffic could be done in the early morning hours. Mr. Duke – We can look into that.

Richard McGoey – Did you get my comments? Mr. Smith - Yes.

Paula Kay – That section of Rock Hill Drive already has issues with parking trucks. So hopefully this will improve this situation.

Richard McGoey – My comment on #5 about the impacts on residential dwelling along Rock Hill Drive must be considered. The traffic issue at the intersection of Glen Wild Road and Katrina Falls Road will be significant and need to be address. We also recommend that the applicant expand the sewer district. Mr. Smith -We have no issue with the comments.

Matthew Sush – Will the traffic also look at the exit ramps? Mr. Smith - Yes. Jim Barnicle – Also remember there is a new business at the 109-ramp going West. Mr. Duke – If that's approved then we will have to consider it part of the study.

CHARM ESTATES

295 Ranch Road, Monticello, NY S/B/L: 16.-1.20

Joel Kohn, Representative

Mr. Kohn - We are looking for final conditional approval.

Mr. Kohn goes over the comments.

- 1) NYSDEC and NYSDOH approval are still pending and should be obtained prior to the signature of final maps. – We should be getting these any day now. The Army Corps Wetland Permit for disturbance within the wetland is to be received. – This is all done.
- 2) The plans and details submitted to the NYSDOH for the water system have not been submitted to date. – I will submit to Richard McGoey again.
- 3) Typical floor plans for each of the various types of duplex units be added to the site plan showing the number of bedrooms. – We already did submit floor plans to the Board. Richard McGoey – Can you add them to the site plan? Mr. Kohn - Yes.

Water Treatment Building

- B) The building size is 40' x 40' not 40' x 30' as shown on the plan. – The note on the plan has been changed to reflect this change.
- D) The well protection details are to be shown on the plan sheet. – All are shown now.

Waste Water Treatment Building

- C) Chain link fence details to be added. – They have been added.
- D) Any structures to be built over the top of pumps, generator, inlet box etc. should be detailed on the plans. If the areas around the tanks are to be paved or gravel that should be noted. – They will be gravel.
- E) Location of doors and wall mounted lights, including catalog calls need to be shown. Sidewalks need to be provided. – We show that on the site plan.
- F) Location of areas to receive grass, topsoil and seed should be shown. – It's all going to be gravel.
- G) Provide location of shut off valve for water services connection. – These are now on the plans.
- 4) Landscaping plans need to be submitted. - Mr. Kohn shows the landscape plans to the board.
- 6) The SWPPP plan is to be reviewed and accepted by Scott Quinn. - The SWPPP has to be approved and an amendment was done and I believe Scott had approved it.
- 7) Signage to be added to the plans. – We don't have any final signage plans yet.
- 19) The typical building layout is to show the location of the water service valves & sewer clean outs.
– Done

21) The application and Engineering Reports for the sewage treatment plant and water system are to be submitted. – We did that two weeks ago

49) A performance Bond for the protection of future maintenance and repairs of the water system and sewer system is to be submitted. - I don't think there is any issue with the project.

Paula Kay – Part of the resolution the town will review the declaration. Mr. Kohn - The condominium will have to establish an escrow account where they will be collecting on an annual basis. Paula Kay – You will keep records and submit to the Town once a year and that language will be carried over to the offering plan so everyone is on notice.

49) Performance Bond for the protection of future maintenance and repairs. - A performance bond was done and I will submit it to the Town. We also have a restoration for \$75,000. And we have a Bond for the Model home. Do we have to go to the Town Board to have the Bond release? Richard McGoey- It would be a recommendation for the release by my office and then it will get taken care of by the Town Board.

51) Discuss the need for a Homeowners Association (HOA). –There will be one.

52) Payment of any outstanding recreation fees should be made prior to signing of the maps. – That is fine, we are ready to do that.

Mr. Kohn - I believe we have everything we need for a final conditional approval.

Richard McGoey – I don't have any issues. Hellen Budrock – I would like to take a look at the landscaping plans. One of the conditions could be the response to any comments from the Town Planner.

A motion for a conditioned final approval with the condition that were just discussed was made by Kathleen Lara and seconded by Matthew Sush
5 in favor; 0 opposed

RICHARD MCGOEY

Lake Shore Drive, Monticello, NY S/B/L: 41.-1-2.21

Paula Kay

Richard McGoey recuses himself.

Paula Kay – Richard McGoey would like his application denied and sent to the ZBA.

Jim Carnell – Do we want to have someone look over the septic design or perk test? Normally Richard McGoey would have an escrow for him to review. If we could utilize Hellen Budrock and Delaware Valley. Kathleen Lara – It is best to be transparent.

A motion to send applicant to the ZBA was made by Jim Barnicle and seconded by Matthew Sush

5 in favor; 0 opposed

A motion to have Delaware Valley review this application if necessary was made by Kathleen Lara and seconded by Jim Barnicle

5 in favor; 0 opposed

KROAD PROPERTIES, LLC

Kroeger Road, Monticello, NY S/B/: 32.-2.8.1

Jim Carnell – The applicant would like to change the properties zoning to Commercial. There are no plans it's just a copy of the tax map. Hellen Budrock pulled up the Zoning Map for the Board to look at.

Matthew Sush – We have not had to many of these types of request while doing zoom. Can we make it a request to have the applicant provide the overlay's and imaging to make their argument to us? The Board all agrees.

Jim Carnell goes over the Tax map with the board.

Chairman Kiefer - I would like to see a regular map. Jim Carnell – I don't think the applicant submitted that much info. Paula Kay – The applicant is not here and they should be here to represent their request. Then if the Board doesn't feel that it's adequate then we could workshop it.

Hellen Budrock – Does the applicant know that this was going to be on our Agenda tonight? Jim Carnell – It was discussed at the Town Board meeting.

VINCENT STANTON

14 Big Woods Road, Monticello, NY S/B/L: 4.-1-42

Jim Carnell – This too is a zoning request. I know that this property is not contiguous to any commercial zone. Chairman Kiefer - So he needs to get together with his neighbor whom he is going to buy the property from and then come back here? Jim Carnell – I have not talked to the applicant directly but that is what has been presumed from other conversations.

Paula Kay – Again the applicant is not here so it's hard to make a decision.

YESHIVA VIZNITZ 16 LOT

Joel Kohn, representative

Mr. Kohn – This is part of a 20-lot subdivision with a total of 93 homes. We have not been here in a while because of the water issue. We are looking for preliminary approval. We can go over the comments or address it in a workshop. Richard McGoey – My comments pretty much say that this is

premature for any kind of approval. There is some major issue on the EAF document. If you agree we can do this in a work session and get most of these comments done then. Mr. Kohn – The EAF was not updated to reflect the change that we are not using Kiamesha Water Department.

Mr. Kohn goes over some of the comments.

- 4) Miller Hydrogeological submitted a report back on August 25, 2020. Does the Board want to hire their own Hydrogeologist? – That up to the board. Chairman Kiefer - We usually require that. Mr. Kohn - Who will be reviewing the project? Richard McGoey – I'll get a proposal.
- 5) Should Hellen Budrock, The Town Planning Consultant, comments be submitted prior to further consideration for adopting SEQRA? – That is up to the board if Hellen Budrock is involved.
- F) Other environmental issues should be discussed in Part 3 including a confirmation and documentation that sewage capacity is available at the Kiamesha Lake sewage treatment plant. – This is in the sewer district and there is enough compacity. Richard McGoey – Just have your engineer submit a letter showing that there is enough compacity and make it part of the part 3 doc. Hellen Budrock – Your intent is to update the EAF and resubmit? Mr. Kohn - Yes
- 16) The roadway section reflects a proposal for a 3-foot grass strip between the curb and the sidewalk which is recommended. – We are either going to do a 3-foot grass strip and no cubing or no grass strip and curving. Richard McGoey – It's not a requirement for the grass just a recommendation. Michael Croissant – It's a safety issue. Mr. Kohn - I remember Melinda Meddaugh said there is an issue with the Rock Hill sidewalks and grass. Kathleen Lara – I remember that. Matthew Sush – I think it's because it's too thin. Hellen Budrock – There is also no curbing.

Mr. Kohn - I'll schedule to do another work session

A motion to hire a Hydrogeologist was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

Mr. Kohn - It's going to be another few weeks before we get all our approval for Charmed Estates sewer and water treatment plant. Can we start working on the foundation before we do signed maps so we are not held up by the winter? Richard McGoey – I don't have an issue with it but this is more of a Jim Carnell and Paula Kay thing. Jim Barnicle – We are setting a precedent. Jim Carnell – Is the foundation for the models or all the units? Mr. Kohn - All the units and the Planning Department has the set of plans that they have been reviewing and issued a permit. Chairman Kiefer – Will the foundation be covered for the winter. Mr. Kohn - They should be ok. Hopefully by the time winter get's here we can start building on those foundations.

Paula Kay – You have done this before and requested a restoration bond. Is your intent to come back in two weeks? Mr. Kohn - We don't have to come back. Paula Kay – We could do a restoration bond in the

event you don't get all your loose ends done and you start the foundation and are not able to complete them. Jim Carnell – We currently have a restoration bond in place and have a separate bond for the models and a performance bond for the project. I don't know what other financial means you want as security? Paula Kay – How much in total are we holding? Mr. Kohn - Restoration Bond of \$75,000, Bond for the Models of 32,500 and a Performance Bond of 2.4 Million. Richard McGoey - We would have to repurpose the Restoration bond to specifically allocate it for the removal of foundation. And then determine how many foundations would that cover.

Michael Croissant – I agree with Jim Barnicle this will set a precedent. Jim Barnicle – I would be more comfortable with doing the models. Mr. Kohn - There is only one model. Jim Barnicle – Then we start with the first one and then come back in two weeks. Mr. Kohn - We are not going to have anything done in two weeks. Jim Barnicle – How long will it take to tie up your loose ends? Mr. Kohn - We are waiting for DOH, DEC approval and Paula Kay has to revise the resolution. We might have some of it in two weeks. We don't need to come back for approval we just need approved documents so we can get signed maps. Paula Kay – And DEC & DOH can take a while. I don't have an issue with redoing the restoration bond. Kathleen Lara – And winter is coming. Chairman Kiefer – How many foundations are you talking about? Mr. Kohn - Ten to Fifteen.

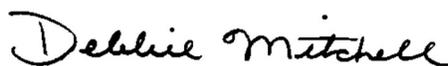
A motion to repurpose the restoration bond for the foundation was made by Kathleen Lara and seconded by Matthew Sush
4 in favor 1 opposed Jim Barnicle

Richard McGoey – Just to clarify this is for the amount of foundation that can be done for the \$75,000. Mr. Kohn - And if it doesn't cover them all then we can increase the amount of the Restoration Bond! Richard McGoey – Ok.

Hellen Budrock – I'm in the process of updating the Town of Thompson Landscaping guide. On Friday we are going to discuss to have Sullivan Renaissance come and train us on landscaping. We are going to also have some of our Engineers and representative that we see frequently join us in training. Jim Barnicle – Can we have this taped for future Planning Board members? Hellen Budrock – I'm sure we can. Matthew Sush – An we can use this as a guideline for applicants?

A motion to close the meeting at 8:20 pm was made by Matthew Sush and seconded by Michael Croissant
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell
Secretary
Town of Thompson Planning Board