

it from the three points, the Left point, the right point and the center of the two lots being dictated how the line goes across.

Paula Kay – This is only on for discussion for tonight. Ms. King – That was not my impression but I don't know the formality. This was a revision given since the other one met the approvals. This is just saying that with this change for the right side. The bottom doesn't really matter. Paula Kay – This is only on for discussion only tonight. This is a new format and then it will be put on the Agenda for a preliminary approval. Richard McGoey – I thought this was a conditional final not a preliminary. I reviewed the maps. Ms. King – I have signatures for the right map. Helen Budrock – So this will be a modification of a preliminary approved sub division.

Mr. Fellenzer – That was my understanding that this was a conditional final approval. So, we are proposing amending site plan for this application. Paula Kay – So next time it will be an action item for conditional Final and then once the maps are reviewed, they can be signed. Ms. King – Since we have to straighten the line who should I forward the PDF to, you? Jim Carnell – Yes, sometime between now and the next meeting we should have a formatted modification that we could present to the Board and if they passed the resolution, we could stamp it. Ms. King – We gave you 9 set's last time. Can I just send to you the PDF for this one? Jim Carnell – Yes, for review but it will need to be stamped for you to file at the county clerk's office. Ms. King – So, I will bring a full set plus give you this PDF.

Helen Budrock – We are trying to update the planning Board process and Procedures. Trying to go more digital.

Ms. King – When do you need this by? Richard McGoey – There will be a meeting in two weeks, if you can get the plan in within the next week. Helen Budrock – We were thinking of no later then a week before the meeting. Jim Carnell – Before next Wednesday by end of day. Ms. King – We will get you a PDF copy of the revised plan and a hard copy of the full plan for signing. Helen Budrock – Chairman Kiefer do you want Richard McGoey to take a look at it and do a technical memo or feel like the change is minor. Chairman Kiefer – It is minor. Richard McGoey – I agree, I think Jim Carnell can take a look at this and pass it along.

S&W Realty, Corp

409 Cold Spring Road
Monticello, NY S/B/L: 50.-1-6.2 unit T
Rob Werlau

Mr. Werlau – I'm representing S&W Realty. The unit T on the current site plan is proposing an addition and I believe they meet all the setback requirement. There is a restriction in your code for the size of the addition, I believe it is 250 square feet allowed. They are proposing a 584 square foot addition. Chairman Kiefer - Do we have a map of this? Mr. Werlau – I provided you a site map as well as drawings. At the tightest spot we have a little bit more than 24 foot of separation. The family is getting larger and looking for more room.

Jim Barnicle – Shouldn't we send this to the Zoning Board of Appeals (ZBA)? Chairman Kiefer - It's a setback issue. Mr. Werlau – We meet all the setbacks. Jim Carnell - It's a permitted use in the zone. So, it's 25 foot between units. Mr. Werlau – I can make it 17 feet instead of the 18 feet. I was under the assumption that it was a 24-foot separation. I can easily amend that. So, we don't have to go to the ZBA. I thought there was something in the code on restriction for addition in a colony. Jim Carnell – The limit would be either 15% of the square foot of the main floor or 200 square feet. Which would require a building permit. This is larger than the 200 square feet which is why they are here. This colony has been in existence for many years and I can't remember when the last time they were here. I would ask that they modified the footprint and modify the foot print of the addition to allow for the 25-foot separation. Then you won't have to go to the ZBA. They are adding three bedroom and Richard McGoey normally would look at those things. It's an onsite sewage disposal and we will need a State Pollution Discharge Elimination (SPDES) Permit. Mr. Werlau – I can adjust the size to stay within the 25-foot setback. There are many people in the colony who are looking to do some stuff. Helen Budrock – The separation needs to be 25 feet for all the units. Chairman Kiefer - On future additions shouldn't they be concerned about the sewer system? Mr. Werlau – I'm sure we will have our engineer look at it. Richard McGoey – We will need a letter from your Engineer that talks about the number of bedrooms onsite including the proposed number of bedrooms and enclose that with your SPDES Permit. Plus, if there are any violations with your SPDES Permit. And we need to know if there are any outstanding violation on the site and if there is a compactor on site and is it enclosed. Jim Carnell – There is a compactor there. Jim Barnicle – There is a compactor and its fenced in. David Wolosow – I am the unit that is next door, if he builds out to the 25-foot setback would I not be able to build out? Jim Carnell – Correct.

Kathleen Lara – The top sheet has the wrong parcel ID on the survey.

Mr. Werlau – I can have my engineer change the addition to meet that requirement and have them look at the gallons per day for the SPDES. I'll have a report for the next meeting. Richard McGoey – We don't want the addition over water or sewer lines so if you can provide where they are that would be great. Mr. Werlau – I believe I was provided another copy of the survey that has different septic tanks, leach field ect... Should I submit both? Richard McGoey – If you could superimpose one on top of the other that would work. Just in the area of the bungalow.

Richard McGoey – Is there any parking problems out there? Kathleen Lara – No.

Helen Budrock – Should we schedule a Public Hearing now? Chairman Kiefer – We should wait for the revised plans. Paula Kay – Wouldn't scheduling a Public Hearing be an Action Item? Helen Budrock – We can do it that way. We can be a little more flexible if we have an item, we want to take action on we can. Paula Kay – We want to be careful, if we say a discussion there is an expectation of the Public. I don't have an action item and the Board acts but if it's a discussion and the Board acts it could be an issue. Helen Budrock – If the revised plan come in on time then we can add this as a discussion and an action item next meeting for a Public Hearing to be scheduled.

Mr. Werlau – Can you tell me when the next meeting is and when to have the items in by? Jim Carnell – The next meeting is in two weeks and we should have everything by next Wednesday end of day.

Mr. Werlau – Is the Cold Spring Road a county road and will I need a 239? Jim Carnell – Yes. Mr. Werlau – I know right now it's a difficult task. Jim Carnell – No, they have been pretty good. Helen Budrock – We will add it as an action item to request a 239.

Mr. Werlau – We need to change the S/B/L on the cover page. I will have the engineer look at the SPDES permit and I'll adjust the size of the addition to meet the separation required. Richard McGoe – And show the utilities. Mr. Werlau – Superimpose the utilities onto the site plan.

JEAN SCHUBERTH

Kinnebrook & Maplewood Garden Rd
Monticello, NY S/B/L: 12.-1-3.2
Mark Schuberth, Owner
Bruce Fulton Fulton, Fulton Survey

Bruce Fulton Fulton – This is a tax parcel that is looking to be subdivided. Proposed parcel 2.a is 5.85 acres and the remaining land is 24.5 acres. Basically, new parcel will be on Kinney Brook Road. And the remaining land will be vacant on the south side on Kinney Brook Road. There is a house on the west side by Maplewood Garden Road. I submitted everything to Heather. We have the application checklist, the environmental with the map and a signature for the authorization.

Kathleen Lara – I see on the Deed that Mary Fabric is retaining the life estate and she is not signing anything. There should be a note if she is pre-deceased. Mark Schuberth – That was my Grandmother and she passed away a while back. Paula Kay – We need her death certificate. Kathleen Lara – It cleans up the title.

Richard McGoe – Are we creating a separate parcel for the house that exists on one side of Maplewood Road and another Parcel on the other side of Maplewood. We could have possible two dwelling units onto one lot. The road creates a natural subdivision. We will need some meets and bounds.

Helen Budrock – Is the intention to develop the parcel across the road? Bruce Fulton – Not at this time.

Mark Schuberth – The Parcel on 2a is the only parcel we plan on building on. The remaining lands will be just held onto. Helen Budrock – So the current lot line extends across the road where the house is?

Mark Schuberth – No, the road is a barrier. So not connected to 2.A. Bruce Fulton – Right now it is 1 tax parcel, 2.A & 2.B. Jim Barnicle – If there is no disturbance on 2.b then this is easy one. Just do a lot line change and grant a request for 2.A and the 5.85 acres. Bruce Fulton – It will create a new Tax parcel.

Helen Budrock – It will still be a subdivision not a lot line change. And I don't think anything needs to be done with this one. Kathleen Lara – If they want to do something then they will have to come back. Richard McGoe – The roadway dedicated, 25 foot back from the center line. Bruce Fulton – On top of the site map I have a note that reads: #7 Parcels 2.A and 2.B as shown hereon are subject to a 25-foot-wide gratuitous offer of Highway easement to the Town of Thompson. Said easement shall extend southerly of Kinnebrook Road and Southerly and Westerly of Maplewood Garden Road. Richard McGoe – This might be a way to handle these things. Paula Kay – It's an offer dedication whether or not the Town takes it. Bruce Fulton – Can you help me with the wording. Instead of easement say

dedication. Paula Kay – Richard McGoey and Jim Carnell we should have a conversation with the Town Board. Richard McGoey – I know it's a tough thing for Rich Benjamin. Chairman Kiefer – I don't think he's much in favor of this. Richard McGoey – He doesn't have to accept them. They are available if the Town wants them for the future. Jim Carnell – I agree just have a note on here instead of a whole description.

Richard McGoey – I see some percolation test results and they are marginal. Jim Carnell – They may need Department of Health (DOH) approval since this is an alternate system because of the percolation rates. I don't think they will need a special permit from them. We will handle that when it's time to build the house.

Mark Schuberth – We are you talking about a raised system so, what do we have to do to figure this out? Richard McGoey – Alternative systems require the DOH approval. Jim Carnell, are you saying that the Building Department can help them out with this and help get DOH approval when coming in for a Building permit? Jim Carnell – Yes. Richard McGoey – We asked for a septic system design details to be provided on the subdivision plan. Before subdivision approval. Bruce Fulton – Now that they have the perk test done, I can show that on the map. Richard McGoey - You should have the house, well, septic, driveway and grading plans so we know it's buildable. The Building Department will handle the septic and make sure the DOH approval is received before getting the building permit. Bruce Fulton – When you say grading plan are you looking for a topography of the driveway? Richard McGoey – Any areas of construction. The septic system. I don't know what kind of grade your driveway will be. Bruce Fulton – One more time, the house, the well, the sewer system, the driveway. In terms of the driveway are you looking for how wide the driveway is? Richard McGoey – Regular 12-foot-wide driveway is good. We need to know that there is good site distance when entering the Town Road. Typical site plan Bruce Fulton.

Bruce Fulton – In terms of the USGS I show on there now, when I show the site plan, I can just show the contours for the driveway and where the house is. Richard McGoey – Not USGS, 2-foot contours.

Helen Budrock – If you can get those revised plans by next Wednesday, we can put it on the Agenda as a discussion item. In regards to the septic system.

Bruce Fulton – I will have to talk to Mark Schuberth, I can do the site distance and show the sewer design but the typography right now is a little bit difficult. If I have the site distance done eventually, we can set a Public Hearing? Jim Carnell – This does not require a Public Hearing.

Action Items:

KEREN HATORAH

689 State Route 17B

Monticello, NY S/B/L: 17.-1-13

Joel Kohn, representative

Mr. Kohn – We are here for finally site plan approval. Last month we had a Public Hearing. Richard McGoey had comments and they were address. He also recommended last time for a Negative Declaration and a site plan approval. Paula Kay – There were no Public Hearing comments. Mr. Kohn has submitted a draft resolution for a conditional final approval. I reviewed it and I sent it back to him. He then sent it back to me with my additions. The conditions are that all comments by the Town Planning Board and Consultant be address. All state approval required for the construction be obtained, payment of all fees and escrows be paid before the map being signed by the chairman and including Planning and Town consultant fees. And prior to any Certificate of Occupancy all buildings with improvement be inspected by the town.

Chairman Kiefer - Are you ok with the Landscaping? Helen Budrock – Yes, I submitted a Memo and the applicant agreed to my recommendation and notes added to the Site Plan. Chairman Kiefer – That includes the painting of the building? Helen Budrock – Yes.

A motion for a negative declaration was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

A motion to approve the final site plan with conditions listed was made by Michael Hoyt and seconded
by Matthew Sush
5 in favor; 0 opposed

VIZNITZ – 27 LOT SUBDIVISION

Gibber Road

Monticello, NY S/B/L: 6.A-1-1.1

Joel Kohn, representative

John Cappello

Israel Neiman

Baruch Rosenfeld

Mr. Kohn - We are here to get preliminary site approval for the site plan and to allow the project to procedure with infrastructure which excludes water and sewer. Paula Kay – It will be a special use permit and preliminary site plan approve. We carved out the water and the resolution say: All state agencies approval required for the construction for the project must be obtained and included and approval of the water supply system for the DOH. After the DOH approves the water source and water distribution system, the projects hydrologist report and DOH approval report must be sent to the town. The hydrologist consultant is to review for NY State DOH compliance. Richard McGoey – The Town’s hydrologist? Paula Kay – Yes.

Paula Kay – Then we are out of the loop and the State can do their job and our guy will review on our behalf.

Mr. Kohn - I would like to ask to allow the infrastructure of the project to proceed subject to resolution mods.

Helen Budrock – Did the part 3 of the EAF get filled out? Mr. Kohn - The Applicant did it.

A motion for a negative Declaration was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

A motion to approve the special use permit and preliminary site plan was made by Matthew Sush and
seconded by Michael Croissant
5 in favor; 0 opposed

Mr. Kohn - So in regards to infrastructure should we come back? Paula Kay – Yes. Richard McGoey –
There will be a developer’s agreement that will handle most of it.

CHARM ESTATES

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

Mr. Kohn - We are here for a modification for a previously approved site plan. We got a final conditional approval a few months ago and had permission to move forward. And install some foundation with Bonds we put in. We were waiting for DOH & DEC approval. DOH approval is done and we are hoping to have all the signed paper work by tomorrow. DEC is good with the design of the sewer but not happy with the location. We had to relocate the sewer plant they wanted it 250 feet from the nearest unit and 100 feet from the property line. It is now behind the storm ponds and closer to the wetlands. The DEC approval should be coming within a few days. They want to replace the Rabi’s house with a bigger house. We indicated in the original plans 5 bedrooms in the Rabi’s house but we didn’t have them. Now the Rabi’s house will have the 5 bedrooms so we are good with the water and sewer for the Rabi’s house.

Chairman Kiefer - How many bedrooms? Mr. Kohn - Four or Five but that was what was on the original plans. We don’t have the approval in hand for the DOH and DEC plans. But do plan to have them within the next few weeks. They want to start fanning the homes with this modification. They want this project done before summer. Paula Kay – It’s up to the Board. Richard McGoey – Unfortunately I haven’t seen any corresponded from the DEC or DOH. So, I don’t know exactly how far along you are.

Jim Carnell – Dick McIver from the DOH did call and left a voice mail. We played phone tag so I don’t know what exactly the call is about. Richard McGoey – It would be helpful if you cc myself and Jim Carnell on these kinds of things.

Mr. Kohn shows the board e-mails from the DOH and DEC. Richard McGoey – These are good by me.

Jim Carnell – To clarify with the Bonding, you had the developer put up a Bond for the first 10 foundations. It was \$75,000 in total and then we increased it to the rest of the foundations. That Bonding is still in place. Maybe the Board will be a little more comfortable know that there is Bonds. I know the Developer is anxious to get this project done. Richard McGoey – Once the maps are signed, we can release the restoration Bonds. Jim Carnell – We talked about an old Bond from prior to 2008.

This is in a separate Bonding account and we are trying to release those Bonds. It's \$8,000 and the Controller doesn't want to just release it until it's been approved by the Board. And since all of the building have been demolished and removed, I don't see why we should hold to the old bond still?
Richard McGoey – I agree.

Chairman Kiefer - We are looking to include in the modification the framing of the bungalows? Mr. Kohn - Yes. Richard McGoey – I would say once you get the approval from the DEC and DOH, we can release the restoration Bonds for the \$75,000 and the old Bond of \$8,000.

Mr. Kohn - My question was can we frame before we have signed maps? Jim Carnell – That is why I mentioned about the Bonding. We can expand those Bonding to the framing with the notation that with the approval of the DOH & DEC are complete we can then sign the maps and release the Bonds.
Paula Kay – Mr. Kohn you can submit figures to Richard McGoey

Chairman Kiefer - The modification is for the Rabi's house and sewer system? Mr. Kohn - Yes.

A motion to approve modification to a previously approved site plan was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

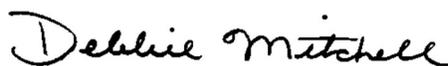
A motion to increase the bond to cover the cost of the framing the amount of the Bond should be verified by the Town Engineer was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

Jim Carnell – I would like the Bond from before 2008 released and it's in its own entity. The Controller doesn't want to release unless it's been approved by this Board.

A motion to release the bond from before 2008 was made by Michael Hoyt and seconded by Matthew Sush
5 in favor; 0 opposed

A motion to close the meeting at 8:00 pm was made by Michael Croissant and seconded by Michael Hoyt
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell
Secretary
Town of Thompson Planning Board

