

APPROVED

IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush Kathleen Lara, Alternate
Arthur Knapp, Alternate
Michael Hoyt
Debbie Mitchell, Secretary
Matthew Sickler, Consulting Engineer
Helen Budrock, Sr. Planner Delaware Engineering

Chairman Kiefer called the meeting to order at 6:30 p.m.

Chairman Kiefer appoints Kathleen Lara and Arthur Knapp as a voting member.

A motion to approve the March 24, 2021 minutes was made by Michael Hoyt and seconded by Matthew Sush
5 in favor, 0 opposed

DISCUSSION ITEMS

MARTHA JOHNSON

9 Johnson Blvd
Monticello, NY S/B/L: 8.-1-18
Brian Johnson, applicant

Mr. Johnson – The structure has not changed we just would like to rent out this space in the house.
Helen Budrock - There was an apartment added to a single family dwelling without approval.
Mr. Johnson – There has always been a kitchen, bedroom and an entrance. The only difference is that we would like to rent it out. Helen Budrock – Has this been done? Mr. Johnson – Yes, it was done in the 60s. Chairman Kiefer - It is constructed as a two family home? Mr. Johnson – Yes, but not approved.
Helen Budrock – So they are just looking for approval for something that was done already and didn't know they needed approval for.

Kathleen Lara – It's in a location that has no negativity of having a two-family home. It's in a quiet area.
Chairman Kiefer – The Building Department has already been there? Mr. Johnson – They have been, they were just waiting for approval from you guys. Helen Budrock - There are possible fines for building without approvals. You are the home owner's son and intend to live there? Mr. Johnson – Yes, this was done back in the 60s. Helen Budrock – Sounds like it's a mother daughter home. Chairman Kiefer – We can't approve it tonight since this is a discussion item.

Arthur Knapp – Before we go to an action item does it need any modification first. We need to make sure everything is in compliance. If everything is in compliance from the Building Department then I

don't see an issue with this since it's been there for years. Helen Budrock – We will put you on the next agenda as an action item and then we will follow up with Logan to make sure everything is compliant.

ACTION ITEMS

NOB HILL COUNTRY CLUB

4459 State Route 42

Monticello, NY S/B/L: 9.-1-51.2

Randy Wasson

Jay Zeiger

Mr. Naomi

Mr. Wasson – We were before the board at the last meeting and requested changes to the site plan. One of the bigger requests was for a Final Certificate of Insurance (CO). We got temporary CO's but we need a final CO in order to sell the homes. All the building are completed and ready. We have relocated the garbage compactor towards the front of the site so the truck doesn't have to go through the site to get to it. Jim Carnell saw this and agreed that it was a better location. Chairman Kiefer – How is the garbage getting to the compactor? Mr. Wasson – The homeowners have to take it there. Chairman Kiefer - Can they do that? Mr. Wasson – Yes, it's better than what they have now and that is a dumpster along the edge of the parking lot. Matthew Sickler – They can drive to the compactor too? Mr. Wasson – Yes. Mr. Zeiger – There is a caretaker who also picks up garbage and takes it to the dumpster now.

Mr. Wasson – Eliminating of the storage units under the decks. They are not needed and are unsightly. They don't put their bikes in there every day now just at the end of the year. Chairman Kiefer – Who is going to be responsible for this? They are going to have bike's all over the complex? Mr. Wasson - The intent is to be inside the fence and in the central area's that the units are backed up to. Kathleen Lara – Do you remember who recommended the storage units? Mr. Wasson – I think it was the Board. Mr. Wasson – You don't see the site or area from where they will be from the highway. Chairman Kiefer – Aren't the people inside the site concerned about this? Mr. Wasson – They have a Homeowners Association (HOA) who will take care of these issues. Mr. Zeiger – If they don't have the units where will this stuff be kept? Mr. Wasson – They keep that stuff inside their units primarily. You can walk around the units now and see nothings there now. Chairman Kiefer - That is at the end of the season? Mr. Wasson – Yes. This is the first applicant that has asked for this. Michael Hoyt – Do they have a rule with the HOA for this issue? Mr. Zeiger – I haven't studied the HOA rules. This is a co-op and the common area is controlled by the Board of Directors. But I'm sure there is something in there about storing things and they can make any rule that the Board wants. Chairman Kiefer – My experience is that these seasonal HOA are very laxed. Mr. Zeiger – They could be, they might not have an issue with bikes laying around. If the HOA says they have to be put away then they will have to be put away. If it's not away it could be that the HOA doesn't care that it's not put away. Chairman Kiefer – If you don't have the storage units for the toys, you're telling me they will bring everything in the home if they have a rule? Mr. Zeiger – They will have to if there is a rule. Mr. Wasson – There is no guarantee that they will put the toys in the storage unit every night.

Mr. Wasson - Increase the fence height around the pool from 8 feet to 20 feet. Because there is a unit right next door and can see into the pool which violates the privacy issue. Kathleen Lara – Do you need a variance for the height of the fence? Matthew Sickler – I don't know off the top of my head.

Mr. Wasson – There is an existing Shul with a porch and they want to attach an open deck, it will be 14' x 60' to get to the end of the building. Mr. Naomi – It will enhance the look of the building. Chairman Kiefer – What will it be used for? Mr. Naomi – It's a place for people to gather after the services. All of my projects always have one. Arthur Knapp – A deck that size can have a lot of weight on it. Mr. Naomi – If it's built correctly there will be no issues. I have these on other projects and have never had an issue with it. Matthew Sush – How will it affect the sidewalk near the edge of the parking lot? Mr. Naomi – It won't affect it at all. It will not be near it. Matthew Sush – The site plan looks like the corner goes over the sidewalk. Mr. Wasson – The deck does conflict right now, but we are also thinking of banking those extra parking spaces too. We don't believe we are going to need those extra parking spaces so we would like to bank them and then the side walk with have no issues. Mr. Naomi – Normally most of the women don't drive and there is 1 car per family. Helen Budrock – How will that affect the required parking? Mr. Wasson – There are 118 required spaces and we propose 129 spaces. We would like to bank 24 of the spaces by the Shul and that will leave us with 105. We will then have 13 less spaces than required. With the ability to build more if needed. Matthew Sickler – I think the new parking rules will allow for banking. Matthew Sush – I would just request that the handicapped spot not be part of the banked spaces but part of the ones' being built.

Kathleen Lara – I am against eliminating the buffer between Nob Hill and Patio Homes. Helen Budrock shows the Board the site plan. Mr. Wasson – The board had agreed to putting in a new fence 6 feet high along Patio Homes, until we got past Patio Homes unit 13 which is in the lower right corner. That 6-foot-high fence has the hedge link material. The tree's that were proposed and we want to eliminate are on the Patio Homes side of the fence but they are in areas with substantial vegetation there now. Chairman Kiefer - This was a big issue with the Homeowners at Patio Homes. Mr. Wasson – To go in and remove vegetation to plant new vegetation makes no sense. Chairman Kiefer – There was a lot of things we had agreed upon and now you want to eliminate them. Mr. Wasson – Tree's will be planted by unit 13. At unit 9 we want to not plant trees because they will go on the other side of the fence. The Patio Homes house does not have any windows facing Nob Hill. The only way to see into Nob Hill is to get onto a ladder. Kathleen Lara – Why can't they be planed on the Nob Hill side? Mr. Wasson – It could be. Mr. Naomi – I will not remove tree's just to put up trees. I assume that during the planning stage they thought all the trees were going to be cut down. But they were not cut done. If you follow the plan then we need to cut down large trees to plant 12' trees. Chairman Kiefer – Not if you put them on Nob Hill side of the fence. Mr. Naomi – But that is not what the plans says. It has them on Patio Homes side. Chairman Kiefer – It was stated at the Public Hearing that these tree's will be there. Mr. Naomi – What I'm saying is that if we follow the plan, we are going to have to cut down 12-foot trees to put up trees. Kathleen Lara – Patio Homes came out in force about the noise. Chairman Kiefer – You can plant in between them. Matthew Sickler – The plan say's not to remove existing vegetation. Mr. Wasson – We can add the trees there, it's just six trees. Matthew Sush – What kind and size? Mr. Wasson – A mix of evergreens at 8 to 10 feet in height. Mr. Zeiger – Which side of the fence should the tree's go on? Chairman Kiefer – What ever was approved. Mr. Wasson – On the outside of the fence.

Helen Budrock – Based on the photo's it doesn't look like there is enough room on the inside of the fence. Kathleen Lara – I don't think we can eliminate them. You will just have to figure out how to get them in there. Helen Budrock - The consensus of the Board is to stay with the plans.

A motion to accept the moving of the garbage compactor was made by Matthew Sush and seconded by Kathleen Lara
5 in favor; 0 opposed

Mr. Naomi - The storage units are holding the garbage containers and it blocks the windows. Matthew Sush – I just remember why we wanted them and it was for the garbage container to be stored. Mr. Naomi – We can put the units across the street. Chairman Kiefer – Why did this get approved before? Mr. Naomi – I don't know I wasn't here for that discussion. Kathleen Lara – I do believe it was a garbage issue that it was unsightly to have the garbage containers at the end of the driveways. And they were going to do the units by the road but then it was decided to do them by the house. Mr. Naomi – There is an issue with middle units and putting them on the end will look bad. Kathleen Lara – Maybe you can come up with another solution. Mr. Wasson – Can we make the units smaller since they are being used for garbage. Matthew Sush – I believe they were supposed to be split in half. Half for garbage and half for toys. Michael Hoyt – That was the thought and they came up with the idea of putting them under the deck.

A motion to have a 20-foot fence around the pool instead of the 8-foot fence was made by Kathleen Lara and seconded by Matthew Sush
5 in favor; 0 opposed

A motion for a deck to be attached to the Shul's porch conditioned on the reconfiguring of the sidewalk was made by Arthur Knapp and seconded by Matthew Sush
5 in favor; 0 opposed

A motion to bank 24 parking spaces conditioned on the handicapped space gets moved was made by Kathleen Lara and seconded by Matthew Sush
5 in favor; 0 opposed

Kathleen Lara – We are not allowing the elimination of the trees.

Mr. Zeiger – Right now the building department has issued temporary CO's. Mr. Naomi – You can't get a mortgage with a temporality CO. Mr. Zeiger – The houses were inspected and meet all the safety requirements to get a CO. The temporary CO has to do with the site work that hasn't been completed. Chairman Kiefer - It was my understanding that a temporary CO would help with the selling of the units. If you get the CO now what guaranties that the rest of the work will be done? Nr. Naomi – We have a bond and there is little work that needs to be done. Mr. Zeiger – We would like final CO and that does not release the builder from finishing the site work and there is a bond to ensure that the completion of the work. Michael Hoyt – I would be ok with doing that if the trees are taken care of first. Mr. Naomi – I will plant the tree's next week.

Matt Sicker – There are some stormwater issues that still need to be done. And that can't be done until the end. I had a concern with the Health Department but I see they have a letter from the Health Department on the water system so, I'm ok with that. The rest of the issue can be addressed with Final COs in place. Mr. Naomi – There are 2 stormwater basins on site already both are built. The only basin that needs to be changed is up front and that needs to be changed to a bioretention basin. The drainage is there, the landscaping is done and working. We are almost done with this. I started building this project in January 2019 and we are barely 2 year into it and we did a great job. I would like to be able to get the final CO. Kathleen Lara – Is this a small item that needs to be addressed? Matthew Sickler – It is the very last thing that gets done in regards to stormwater retention and in regards to the CO for the Units I don't see this being an issue. Helen Budrock – You feel comfortable moving ahead with the CO's? Matthew Sickler – Yes. A lot of the items have already been checked off.

Kathleen Lara – The Town's Engineers should review everything we have done tonight.
Mr. Wasson - We will make those changes so you have a set. This is something that I can't do overnight like the planting of the trees. Maybe we can say that you will have the new plans in a week.
Matthew Sush – Can the plans be seen before the deck is built? Matthew Sickler – Yes. They have to submit deck plans.

Matthew Sush – Do we need wording for the Bond? Arthur Knapp – We need a time line for the bond.
Matthew Sickler – I haven't seen this bond but normally that is in there.

A motion to allow permanent COs conditioned on the planting of the trees was made by Matthew Sush and seconded by Kathleen Lara
5 in favor; 0 opposed

SERENITY GARDENS DEVELOPMENT, LLC
Serenity Lane
Monticello, NY S/B/L: 49.-1-4.12 and 49.-1-4.13
Mike Watkins, Woodstone Development
Ken Ellsworth, Keystone Associates Architects

Mr. Ellsworth – We were here at the last meeting. This is for combining lots 11 and 12 to make one 10-acre lot.

A motion for the lot combination was made by Matthew Sush and seconded by Michael Hoyt
5 in favor; 0 opposed

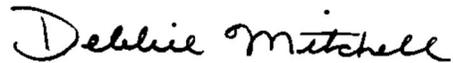
MONTICELLO MOTOR CLUB
67 Cantrell Road
Monticello, NY S/B/L: 44.-1-1.1
Mike Watkins, Woodstone Development
Ken Ellsworth, Keystone Associates Architects

Mr. Ellsworth – We are here for a modification for a previously approved site plan. There was a 40' x 250' building already approved on the site plan and they want to make it now 80' x 220'. It will be in the same place. It will have the same holding tank for septic and well for water supply that was all approved already. Not changing the grading. We are just changing the footprint.

A motion for a modification to an existing site plan for a previously approved site plan was made by Arthur Knapp and seconded by Matthew Sush
5 in favor; 0 opposed

A motion to close the meeting at 7:39 pm was made by Arthur Knapp and seconded by Matthew Sush
5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in black ink that reads "Debbie Mitchell". The signature is written in a cursive style with a large initial "D".

Debbie Mitchell
Secretary
Town of Thompson Planning Board