

TOWN OF THOMPSON
PLANNING BOARD
July 27, 2022

IN ATTENDANCE: Michael Croissant, Acting Chairman Paula Elaine Kay, Attorney
Michael Hoyt Logan Morey, Building Inspector
Arthur Knapp Laura Eppers, Secretary
Jim Carnell, Building, Planning, Zoning Kristin Boyd, Alternate
Matthew Sickler, Consulting Engineer
Helen Budrock, Sr. Planner, Delaware Engineering

A motion to approve the June 22, 2022 minutes was made by Kristin Boyd and Arthur Knapp.

A motion to correct the March 9, 2022 minutes to clarify the motion made in regards to the 17B Solar Panel project was for both site plan and special use approval was made by Michael Hoyt and second by Arthur Knapp.

Public Hearing:

SUNNY FOREST

127 Old Liberty Road, Monticello, NY
Howard Perez, Project architect
Israel Miller, Property owner

This is a continuation of the public hearing that started on July 13, 2022.

Helen Budrock shared revised site plan SP-101 for the public to see.

Howard Perez – This project started with the DOH and Building Dept. finding out that the owner was doing non permitted work and resulted in the issuing of numerous violations. They were overzealous and were doing thing like installing a new Mikvah, Shul modifications and other modifications/conversions throughout the colony without permits. There are structural integrity issues with unit 31 that were being ignored and housing maintenance being neglected. They were not designating emergency exit doors in the Shul, there were no exit signs were being provided and some of the exit doors had locks on the exterior. The disinfection of potable water was not being followed and there was inadequate treatment of sewage discharge. There were other minor things, such as no contrast striping for the pool. Subsequent to this, I was hired. There was an initial walkthrough with the Building Dept. that I was not privy to. Since then, as requested in the last meeting, the opening of the public hearing, I have done a walkthrough with the owner and the code enforcer in the Building Dept. We discussed previous issues and some new ones, such as the dumpster without a trash compactor and the closed/locked entrance gate. As a result of the walkthrough, I sat down with the owner and now

have new drawings, that I will be submitting this week, that show how these issues will be resolved. They will show things like fixing the structural integrity of unit 31, modifications to the Shul for light, air and egress issues and modifications to 3 of the buildings. These three buildings are the overnight camp, which will be the second floor of units 1 -7, bungalow 25/26 and bungalow 11/12. The second floor, overnight units are currently closed off, but the owner brought to my attention just before the meeting that they have received DOH approval to use these, so I will also show that modification in the drawings that will be submitted before the end of the week. Last but not least, there is still an issue with dry well #3, which is leaking into the parking lot again causing a DOH issue. The owner had indicated that they would resolve this issue immediately. We are trying to make amends by not doing things out of turn and getting the proper permits for work already done and any future work.

Michael Croissant – To be clear this Board does not stand for any project doing work without permits, so at the end of the day you may not get our blessings. Helen Budrock – It might be helpful, moving forward, to separate Planning board issues, which is the site plan and change in use, from all of the building code violations. I know they are sort of related, but for Planning Board purposes you came at first with a site plan showing some additions and other things, that have now been scaled back, and you came with an application for a change of use to a camp, which is what triggered a lot of the comments from the county in regards to traffic, so moving forward just try to resolve some of those big picture issues while we work on Building Dept. violations. Howard Perez – Okay.

Michael Croissant – Does the Building Dept. have anything to add? Jim Carnell – Logan was out at the site last week, on the 22nd, and as Howard stated, the septic system is in failure again. There is visible discharge in the parking lot, same as last year. I think Matt’s comments, made prior to the walkthrough, regarding the septic system hit the nail on the head, there is nowhere for the sewage to go. Howard Perez – The owner is here tonight and is currently handling this so I will let him speak to what is going on with that. Israel Miller – We are using Middletown septic, which is a well-known company, to look into the septic system. The prior owner of the property told us that there was a good septic system and he used it for over 20 years with no issues. We didn’t have any issues until recently when a car drove over the pipes and moved them out of place again. We put them back in place but there is no major issue beyond that. Michael Croissant – You can put them back into place, but it’s just going to happen again, right? I think you are going to have to fix it properly and not just put a band aide on it. Israel Miller – Maybe we can lower it down a little bit and close that area so cars don’t drive there. Helen Budrock – Did you see Matt Sickler’s review letter that came in today? Israel Miller – No. Helen Budrock – He provided some very specific recommendations. Matt Sickler – Basically, to determine suitability of the existing septic system for the proposed change in use, we need to evaluate what’s there and we need to look at the projected flows, which is based on the population, the number of campers, residents and bedrooms. The DEC design guidelines give you a couple options to quantify the plumbing. My recommendation would be to give my comments to the engineer to look at. Israel Miller – We have multiple tanks on the property and only have a problem with this one because of the cars driving over it. Most of the population is currently on another septic that does not have any problems. So, once we address this small issue, we should be good. Logan Morey – I think part of the problem is the parking lot has been expanded over onto that area and therefore started to cause an issue that wasn’t experienced in the past. You shouldn’t be driving over your leach field. Israel Miller – We are going to try to do something to exclude that area from parking. We can put some kind of barriers to stop people from

being able to drive over there. Howard Perez – Drawing SP – 101 does provide the bed count, past and current, it provides the occupancy loads and it breaks down the facilities and their flows to the receptacles. Matt Sickler – I think the flows referenced on that chart are different than what the DEC guidance was. You should compare these to those and see what those calculations work out to be. Also, you provide volumes for septic, but there's no information on the actual disposal area. We would need to know the size of the disposal area and some information on the soils there to see whether or not they are suitable for the projected flow. Howard Perez – I queried Middletown Septic several times on what the tributary area was and they would not provide me with that information. Matt Sickler – You and/or Middletown Septic can call me later with any questions you may have and we can get this worked out. Michal Hoyt – Helen, can you pull up the photo that's in the joint inspection folder that shows the broken pipe area? Helen Budrock – Yes. Jim Carnell – You can see the surface discharge. It hadn't rained for several days and the area is still wet. Significant rain will probably make it worse.

Paula Kay – Being this is just a public hearing, the Board is not taking any action tonight so we don't need to discuss the project in depth, but I do think it would be in your best interest to take a detailed look at Matt's comments and come back to address them all. This way the Board has some sort of comfort level. Israel Miller – We will try to do that and will do our best to comply.

Logan Morey – There was an issue with the gate at the main entrance when I was there for the walkthrough. The gate is closed at all times and there is barely enough room on the outside of the gate for a minivan to pull into and to wait for the gate to be opened. So, if some else needs to turn in there, they have to stop on that curve and wait for the first car to be let through, before they can pull in off the road. This happened to me when I came there and if I didn't pull off to the side of the road to wait, the Tetz truck that came along probably would have hit me. A bus would not be able to fit there while they wait. It is very dangerous and the gate needs to be removed. There's no reason for a parking lot to be closed, it's a parking lot. The gate needs to be opened all of the time. If it's there because of a safety issue, you need to fence up to the parking lot so that the kids cannot get into the parking lot at all, but the gate must be removed immediately.

Logan Morey – I don't recall if this was brought up, but there is now a box truck in the parking lot with an electrical wire running to it. Paula Kay – That should probably go. Michael Hoyt – What's it used for? Israel Miller – Extra storage. Michael Hoyt – With an extension cord? Israel Miller – I apologize because they didn't ask me before they did it and I understand it shouldn't be that way. Michael Hoyt – If there are not asking you, are you not there? Are you renting the property? Israel Miller – We hired a manager that lives on the property so that he can always be close by. He is phenomenal and does an excellent job, but there are things he does on his own without consulting because he feels he doesn't need to ask. We will have a talk with him after this meeting and explain that he has to ask us on every detail before he does anything. Paula Kay – I would suggest that any sort of electricity coming out of the box trailer get removed before the next meeting as it has not been approved by this Board. Jim Carnell – Since this project is here for site plan review, if you need storage, you can have the engineer propose on the plan where you would put that and what the storage would be for. Israel Miller – It would be for any extras. Jim Carnell – Like food program? Israel Miller – Any cups, plates, table clothes, things like this. Logan Morey – There were no kids on site when I was there, so why is there a need for extra storage of these items? The Shul/Cafeteria was actually boarded up. They were taking the boards up and down all day

long to access to the refrigeration down there, which I can't make sense of. You can't have rooms boarded up that people need to go in and out of. People can't get in or out of the building. This was all discussed with the manager on site a week ago. Israel Miller Okay. I will review everything with him tonight and tell him firmly what needs to be done. Is what's being stored the problem or the electric? Michael Hoyt – The whole thing. Paula Kay – Like Jim said you need to put it on the site plan and get it approved by the Board. You cannot just add building to the site without approval. Israel Miller – I understand. Helen Budrock – Also to Jim's point, now that you are before the Board if you think you know some improvements you want to make, put it on the plan. You previously talked about the boys being bussed off site because you don't have a Mikvah. Maybe that's something you want to think about having on site. This way, if you are only providing camp services to the boys on site, you can solve your bussing issue. These are things to plan for now instead of being reactionary.

Michael Hoyt – You said you were going to use a mini bus for transportation on and off of the property, but the photo's provided by the county show a bigger bus being used. Helen, can you pull up the photo the county took of the bus stopped in the middle of the road? See that is a full-size bus in the photo. It is only going to save you time and a head ache in the future to be up front and just tell us what you are going to need and how you are going to accommodate for that need. Kristin Boyd – It was called out in the county's determination letter as well as a safety issue. Will you also have responses to the county's comments, in addition to Matt's, when you come back? Israel Miller – Yes, we will and also the bus did have a stop sign out and flashing lights, shouldn't that help a little? Michael Hoyt – Not when someone is coming around that corner to fast to stop. Michael Croissant – Plus it is not the mini bus you said it would be. Israel Miller – Got it. I did tell them I wanted to use a mini bus in the beginning but somewhere along the line they must have forgotten. Michal Hoyt – Since you are engaging with all of these engineers are architects, maybe you should have them take a look at making a spot where these busses can pull in and safely and turn around properly so that everybody's safe. Israel Miller – We are for sure going to do something about that. Maybe take off the gate? Paula Kay – Again, this is just a public hearing tonight so there is no need to come up with solutions at this time.

Helen Budrock – I think a workshop might be helpful in this case because it seems like there are a lot of details to work out here. I know I am still confused on the use of the property and why a camp is now needed. Is it just for the children on site or other kids as well? Logan Morey – It wasn't just for the kids on site and in the last visit, there weren't even any kids on site so I'm not really sure what the deal is. Paula Kay – I agree that a workshop would be helpful. I know that we have it before on the project, but it will help to move it along and get some clarity. Jim Carnell – They probably should engage their engineer first to go over and correct some of the issues in Matt's comments so that way they can at least investigate and evaluate what is on site before we start the workshop. Paula Kay – Agreed and a business plan too as I know the Board has been asking for one.

No further comments from the Board.

Meeting was opened for public comment.

There was no public comment made in regards to this project.

A motion to close the public hearing and leave the written comment period open for 2 weeks was made by Arthur Knapp and second by Kristin Boyd.
All in favor, 0 opposed

BINYAN UVIOS

334 South Maplewood Road, Monticello, NY
Joel Kohn, Project representative

Michael Croissant read the legal notice aloud.

Helen Budrock shared most recent site plan submitted.

Joel Kohn – This is a proposed year-round school for approximately 150 students with a dormitory. It sits on the corner of 17B and Coopers Corners on 5 parcels, approximately 47 acres. A portion of the front of the site is in the HC- 2 zoning district, but the back and sides are in the RR-2 zoning district, where a school is a permitted use and the school will be on the back of the site. Subject to site plan approval by the Planning Board, the building will be approximately 1,000 feet from 17B and about 1,875 feet from Coopers Corners. The original plan was to use the already existing entrance on 17B, but the Board and DOT did not like that because of obvious safety concerns. So, the owner bought the two parcels on Coopers Corners to be able to make the main entrance for the school off of Coopers Corners, The other entrance on 17B will be for right hand turns only, both in and out. The site will be served by on site wells and there is a leach field on site. The wells were tested and monitored to determine they would be sufficient for both the school and the 3 existing, single-family homes that are on the site. There will be a lot line reconfiguration to make 2 parcels only. The single-family houses on one parcel and the school on the other.

Michael Croissant – I still have an issue with the entrance on 17B and feel it should not be there at all. Most people forget that the worst accident, in probably the county, happened not even 200 feet from that entrance. I just think it should not be utilized what-so-ever. Michael Hoyt – Is the entrance being left there for emergency access? Jim Carnell – They will need a secondary entrance. Michael Croissant – Well can there be a secondary also off of Coopers Corners? Actually, there's not enough room. Kristin Boyd – Can it be limited to emergency vehicles only? Michael Croissant – Or gated? Jim Carnell – There are other houses there that would need to access it. Joel Kohn – Correct, 2 houses are there. Helen Budrock – It could be gated at the back end so that people from the school cannot cut through and use that driveway. It's just needed for the 2 dwellings and emergency access. Michael Croissant – Agreed. Joel Kohn – I will discuss it with the owner.

No further comments from the Board.

Meeting was opened for public comment.

Lou Kiefer – There was an abandoned well on the property, has that been sealed off? Joel Kohn – No, not yet. Lou Kiefer – I'm concerned that with all of the shale up there that the well might contaminate the well water. How far is the proposed leach field from the abandoned well? Joel Kohn – It's probably

about 200 feet or so, but the septic system will be up here on the property and the leach field only used as a reserve. Lou Kiefer – I had a problem years ago with my own well. There were a couple of low areas on the property that filled up with water and they were 300 feet from my well and still, with the shale, water seeped through and contaminated my well. With a shale structure like that, this could be a problem if the well is not sealed and I think the leach field should be moved further up. Joel Kohn – There is no plan to use this leach field, only the one at the top of the property. We just have to show on the plan where another back-up leach field can go just in case. Lou Kiefer – But it could be used in the future. Joel Kohn – Yes, it could be use in 20 or 30 years from now so we will take a look into moving it up some. Jim Carnell – Joel, will you point out the well on the plan for us. Joel Kohn – It's here. Jim Carnell – Okay, so it's downhill. Lou Kiefer – Considerably downhill. Joel Kohn – We can move the leach field up.

Lou Kiefer – My second question is, are all of the students in-house, there on the site? Joel Kohn – Yes. Lou Kiefer – So there will be no bussing of students? Joel Kohn – Correct. There will be no bussing, except if they go home for weekends, but no bussing during the week. Lou Kiefer – Will you be bringing in kids from other camps? Joel Kohn – No, there is no day campers as it is not a camp, it is a year-round school.

No further public comments.

A motion to close the public hear and leave the written comment period open for 2 weeks was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed

100 SEYMOUR HIRSCHMAN ROAD LLC

100 Seymour Hirschman Road, Monticello, NY
Joel Kohn, Project representative

Michael Croissant read the legal notice aloud.

Helen Budrock shared most recent site plan submitted.

Joel Kohn – This project is a proposed school on a 9 ¼ acre parcel. The property is in the SR zoning district, which does permit the use of a school. There is an existing two-story structure with an 8,000 square foot floorplan. This will be used for the school and dormitory and the owner is also proposing to add a 40x72 two-story addition to the building. There are enough parking spaces to meet need and enough room for a bus to turn around in the parking lot. The students will be staying over night all week and possibly going home on the weekends, so no need for bussing on a daily basis. The property is already tied to public water and public sewer so no issues there.

Jim Carnell – Our water superintendent and Matt Sickler did go down and look at the projected flow to the existing pump station and determined that the existing pump station would be adequate to handle the proposed flows. No necessary improvements at this time. The only thing is there might be a need to filter rags in the future. Matt Sickler – There is a concern for potential rags and debris. We are finding

stuff like this being flushed down the toilets with uses such as a school. I don't know if the kids are board or have access to more items to flush, but we are seeing more of this each day. I put in my comment letter that we would need to address this in some manner. There are a couple options to take care of this, but hydraulically the pump station has enough capacity.

No further comments from the Board.

Meeting was open for public comment.

No public comment.

Motion to close the public hearing and leave the written comment period open for 2 weeks was made by Arthur Knapp and second by Michael Hoyt.
All in favor, 0 opposed

BIN CHEN

Golden Ridge Road, Monticello, NY
Glenn Smith, Project engineer

Michael Croissant read the legal notice aloud.

Helen Budrock shared site plan.

Glenn Smith – This drawing is the same as the one you seen before and shows the 5.7-acre parcel on Golden Ridge Road, located behind McDonald's. It's in the Town's Highway Commercial zone and therefore allows retail and eating/drinking establishments. We propose to build a new building on the property that will be approximately 6,000 square feet and will contain 2 retail stores and a take-out restaurant. It's in the Town's sewer/water district and there is an 8-inch main that runs right in front of the property that can be tapped into and a sewer force main that runs next to the property that goes to the town's sewer plant. There's also a gravity line, with a manhole, on Anawana Lake Road that picks up the hotels and malls flows. I met the town's superintendent over there the other day and we can tap into that but will need a small pump station on the property. He also mentioned adding a grease trap, which is a great idea, so on the current plan I show a grease trap on the discharge line from the building. We got the 239 comments from the County and they had a couple good suggestions. There currently is an existing sidewalk all the way down Golden Ridge Road to the complex and it might be a little difficult for pedestrians to cross the road from the side with the side walk to the new building so we will add crosswalks and a walkway around the building to facilitate people walking to the site. The landscaping plan shows quite a few trees, shrubs and flowers along the front and various other places on the property. As I previously mentioned there is a 100-foot NYSEG right of way across the property so we have access drive and parking in the right of way, which is allowed, but no trees. There is 2 access points, a driveway further up Golden Ridge Road for incoming traffic only, as it is right on the curve and we don't want people exiting from there, and a second, main access driveway closer to 42 that will allow for traffic entering and exiting, since there is good site distance both ways there. The entire site kind of drains itself towards the big pond and wetlands on the lower end so we put a bioretention basin there.

Once we have that all cleaned up, we will submit the SWPP plan to Matt for his review. Being the disturbance is a little over an acre, a SWPP is required.

No comments from the Board.

Meeting was opened to public comment.

Harry Katz – My family has owned an adjacent property for over 100 years and I am a little concerned about the wetland disturbance there. Glenn Smith – There are no DEC wetlands on the property, but there are Army Core Federal wetland on the property. We had a new wetland survey done about a month and a half ago, since the previous survey was over 10 years old, and it showed about a third of the property in the wetlands. However, we are not going to touch or going anywhere near those wetlands so that there is no disturbance. Harry Katz – Okay.

No further public comments.

Paula Kay – Just as a reminder to the Board, at the last meeting you agreed to put this project on the agenda for public hearing and action item tonight so that you may act tonight if everything went smoothly with the public hearing, so they are also up next as an action item.

A motion to close the public hearing and leave the written comment period open for 2 weeks was made by Michael Hoyt and second by Kristin Boyd.

All in favor, 0 opposed

DISCUSSION ITEMS:

ACTION ITEMS:

BIN CHEN

Golden Ridge Road, Monticello, NY

Glenn Smith, Project engineer

Glenn Smith – We are here for conditional site plan approval subject to any outstanding comments from Helen and/or Matt and fees being paid.

Paula Kay – I think we need to address that there was a comment made about the wetlands. Glenn Smith – You want me to address it in writing? Paula Kay – Yes and then Matt and Helen can take a look at it. Glenn Smith – Okay.

A motion for SEQRA was made by Kristin Boyd and second by Arthur Knapp.

All in favor, 0 opposed

A motion for NEGDEC was made by Kristin Boyd and second by Michael Hoyt.
All in favor, 0 opposed.

A motion for conational site plan and special use permit approval, pending outstanding comments from Helen Budrock and/or Matthew Sickler and all fees being paid, was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed.

BUNGALOW CITY

106 Rupp Road, Monticello, NY 12701
Tim Gottlieb, project engineer

Tim Gottlieb – I have submitted plans to take care of some issues out at Bungalow City. Unit 11 needs some approval for their deck and Units 6 & 5 wants to add a deck and covered porch. That's basically it.

Jim Carnell – It's just some clean up and minor amendment to a previously approved site plan.

Helen Budrock – What about the issues that were flagged in the site visit back in February? There were some notes in the file about that. Tim Gottlieb – I went out and took care of those building and went over it with the Building Dept., who had no issues with what we had done. Helen Budrock – Okay.

Matt Sickler – Are the shaded decks what you added? Tim Gottlieb – Yes. The solid shade is what is proposed.

A motion to approve minor modification to a previously approved site plan was made by Arthur Knapp and second by Michael Hoyt.
All in favor, 0 opposed

HAMASPIK RESORT

283 Rock Hill Drive, Rock Hill, NY 12775
Joel Kohn, Project representative
Charlie Bazydlo, Project attorney
Meyer Wertheimer, Property owner

Joel Kohn – We are here tonight to ask the Board to consider final conditional site plan approval for this project. We have been in front of you many times, we had a public hearing and addressed all of the comments from the consultants. We just got final site plan review comment from the Town Engineer, Matt Sickler, today and we don't see any issue addressing those comments.

Paula Kay – We have gone over the conditions and from now on just spell them out so that everybody's aware. Joel Kohn – Yes, we saw the last resolution. Paula Kay – The first condition would be, prior to opening up in 2023 the applicant shall appear in front of the Board to schedule a public hearing to review the special use permit. Also, when the Board took action on the operation for this season, it was conditioned that they would come back before the Board and the public for discussion of any comments

or concerns anyone may have from the first use, even though we know it's limited this year. The second condition is, approval subject to all comments and conditions of the Town's engineer, planner, attorney and the Building Dept., including the memo dated July 12, 2022 that Logan Morey commented on regarding access roads, turning radii and other fire safety issues. The third condition is, subject to payment of all required fees, prior to the chairman signing the resolution and being stamped received by the Town Clerk. The final condition is, subject to any required approval from state agencies, which will be sent to the Town's Planning and Zoning Dept. Is there anything anyone else wants to add?

Helen Budrock – For the new building, they are still working with the water department to gain water access, is that kind of built into those conditions? Paula Kay – We could specify it. Helen Budrock – That would be helpful. Jim Carnell – Well, we wouldn't issue a building permit until they have it. Joel Kohn – Until they know we have such an agreement. Michael Hoyt – Have you started on any agreement with that? Joel Kohn – Yes. The Town didn't seem to have any issues with it, it just needs to be worked out. Helen Budrock – Is the County aware that by adding a user it now becomes a public water supply? I believe you brought this up Michael. Michael Hoyt – I believe you have to check with the Public Service Commission on that because right now it's single user and once they take on another user, it becomes public water supply and they need Public Service Commission approval. Joel Kohn – As it is, it's already serving this property. It's not like we have a new agreement with them. Michael Hoyt – Do have an agreement with them? Joel Kohn – There is a current agreement for the sprinkler system. Michael Hoyt – Okay. I'm only talking from experience because the Public Service Commission does not move fast. I recommend you just double check it to make sure you are all squared away. Helen Budrock – Plus there could be a difference in providing water for fire protection and servicing the building. Joel Kohn – It is only for fire protection services. Helen Budrock – Understood.

Meyer Wertheimer – Thank you so much. We hope to be a good constituent, add to the town and make you proud of us.

A motion for NEGDEC was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed

A motion to approve conditional final site plan and special use permit, pending all conditions listed in the Resolution, was made by Kristin Boyd and second by Arthur Knapp.
All in favor, 0 opposed

PRIOR APPROVALS/ENFORCEMENT:

KEREN HATORAH
State Route 17B, Monticello, NY 12701
Jacob Feller, Project representative
Moshe Tannenbaum, Project representative
Joel Kohn, project representative

Paula Kay – This is the new section of our agenda. As we discussed last meeting, this is the section for projects the Board has requested come back to a meeting so they may express their concerns about enforcement. This applicant has been invited to come back and so they are here in front of you tonight.

Michael Hoyt – I had asked you guys to come back before us tonight because, I believe, we approved this a year or two ago and you haven't done much but build the building and use it. Helen Budrock – I think the approval was in February or March of last year. Michael Hoyt - You guys presented a plan to us on what you were going to do, we agreed with that plan and now you are not holding up your end of the bargain. We are just looking for an update on where you are at and what your plan is. Jacob Feller – The plan was when we put up the building, it was only going to cost us \$700,000.00 and now it has cost over a million dollars to build. Michael Croissant – That is not our problem. Jacob Feller – We bought the property to stay so we want to work with everybody to make sure everything is okay. Slowly but surely, we are going to rebuild this place. Joel Kohn – I did discuss this with them this morning and like they said, the building cost more than expected and set them back, but they expressed that they are willing to work on everything, they just need some time. I told them they should come to tonight's meeting and hear the issues directly from the Planning Board, instead of just from me, and see what can be worked out. They have never been in front of such a Board before so this is new to them.

Michael Hoyt – There were plans for a garbage dumpster to be in a certain location and it is just right out in the middle of the field with garbage all around it. Michael Croissant – There's also construction debris on the property and the appearance of the property is awful. I mean awful and that is a major thoroughfare through the Town of Thompson and it looks like "crap". Jacob Feller – I agree 100%. Michael Croissant – So why don't you clean it? Jacob Feller – Usually the garbage is supposed to be on top of the hill in the designated area, but we had an issue and had to move it. Michael Croissant – There is still garbage everywhere and construction debris all over the place. Michael Hoyt – I believe there was supposed to be a compactor too. Have you made any moves in regards to putting one in? Jacob Feller – We are going to put it in the same spot, where the damage is. Michael Hoyt – Next to the pool? Jacob Feller – Yes. We have to pour a concrete slab there before we can put one in and we are working on that.

Michael Croissant - I remember back when we did the approval, you guys were supposed to redo the fence at the top of the hill. That was almost 2 years ago and it still has not been done. Helen Budrock – Also no landscaping has been done. Michael Croissant – The top entrance has never been touched and that was part of the approval as well. So, you put the building up and did not do anything with the fence, the entrance or the landscaping.

Michael Hoyt – I believe you still have not obtained a C/O from the Building Dept., but there are people in and out of the building and it appears to be occupied. Jim Carnell – The building does not have a C/O because there was accessibility issues and a failed inspection. Paula Kay – The garbage, landscaping and other things are an issue, but the biggest issue here is the lack of a C/O. That has to be addressed as it is a health safety issue. Either it's going to be addressed because you're going to take action to address it, by moving everyone out until there is a C/O, or the Town is going to have to take more serious enforcement matters with action in court. The purpose for asking you back tonight was so that the Board can advise you of their issues so that you can start to address them. Jacob Feller – Okay. Michael Hoyt – We need to see action. Michael Croissant – And you cannot use the building. You cannot allow people in there. Helen Budrock – The Building Dept. is not going to issue a C/O until the conditions have

been satisfied, right Jim? Jim Carnell – Correct. Michael Croissant – What are the issues with the building? Jim Carnell – I'm not sure. I know Brian listed 4 or 5 issues. Joel Kohn – Brian's comments were in regards to accessibility and the parking lot. I believe the rest of the building does not have any issues. Helen Budrock – The site plan conditions would still have to be met before issuing the C/O, as that was part of the approval. The main point is you cannot use the building before you get the C/O and these conditions have to be met in order to do that.

Michael Croissant – Did we discuss buses before? Because that is a really, really bad spot for buses to be. Michael Hoyt – I have never seen any buses there. Michael Croissant – I have several times and they are defiantly dropping people off at the top entrance with full-size buses. That's directly where that accident was that I mentioned earlier when discussing the 100 Seymour Hirschman project. It happened right in front of their driveway. To have unloading and loading of children right there on 17B is critical. We are going to have to do something about this because there is very little room right there and it is dangerous. Arthur Knapp – If they are not occupying the building, then there should be no need for buses. Michael Croissant – I get that but eventually there will be people in the building and this is going to be an issue. Michael Hoyt – Were the buses originally planned for at this site? Jim Carnell – Is it school buses? Michael Croissant – Yes. I don't know who is getting off them and going where but there are defiantly school buses there. Kristin Boyd – I would like to be assured that there will not be any loading or unloading of buses on 17B after tonight. Michael Hoyt – Where do they get on and off of the bus right now? Michael Croissant – Right there on 17B. The bus just pulls off to the side of the road. Michael Hoyt – I think the site plan needs to be modified to accommodate the buses. Michael Hoyt – Joel, do you know if the original plan had buses? Joel Kohn – I don't know off the top of my head; I will have to go back and look. I do know that some of the young kids get bused to day camps so I think it is staff's children being bused. Am I correct? Moshe Tannenbaum – Yes. John Kohn – I will review with them where the buses are loading and unloading and come up with a solution by the next meeting. Michael Croissant – Under no circumstances can they load and unload on 17B. Matt Sickler – Maybe they can get off the road into the parking area. Joel Kohn – We will review that.

Arthur Knapp – I think what we need to do to move this project along is put a timeline together with deliverables that you are going to provide for us in order to get a C/O. I think this need to be done so we can start measuring results. Moshe Tannenbaum – We will put something together to show our process and work together to get this taken care of. Helen Budrock – The next meeting is on August 10th. Michael Hoyt – What can you get done by August 10th? Jacob Feller – We are going to make some movement. Get the concrete slab done so we can get the compactor in place, have the electrician come out to take care of the lighting and start working on the fence. Arthur Knapp – You need to start working on the building and get it compliant. Paula Kay – And get everybody out of the building. Jim Carnell – An important step in this process is to look at your own site plan, make a determination of a timeline for what can be accomplished, within reason and finances, and let us know what that timeline is. A timeline of what the Board can expect to be done and by when. Maybe try to prioritize things like getting the accessibility taken care of and making provisions to take care of the garbage on the property, and leave things like landscaping and other small items for last. Some of the heartier plants and trees can still be planted in the fall. The important thing is to get some sort of a timeline in before the next meeting so the Board can review it. Usually, the deadline to get anything in is the Wednesday before the next meeting, so you have a week to submit the timeline but 2 weeks until the meeting. Joel Kohn – I think that it is reasonable for them to have the garbage cleaned up by the next meeting and at least a

timeline of when some of the other stuff can start to be done. Helen Budrock – I think just cleaning up the site will go a long way. It would be a gesture of good faith. Kristin Boyd – I would also like to see some pictures of the cleanup if you could bring some to the next meeting. Paula Kay – And again, no occupancy. Jacob Feller – We will work together and hopefully by the next meeting you will be happier.

Motion to adjourn the meeting was made by Arthur Knapp and second by Kristin Boyd.
All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers,
Secretary
Town of Thompson Planning Board