

**APPROVED**

TOWN OF THOMPSON.  
PLANNING BOARD  
Wednesday, March 22, 2017

IN ATTENDANCE:	Chairman Lou Kiefer	Michael Croissant
	Matthew Sush	Melinda Meddaugh
	Jim Barnicle	Arthur Knapp, Alternate
	Michael Hoyt, Alternate	Paula Elaine Kay, Attorney
	Debbie Mitchell, Secretary	
	Richard McGoey, Consulting Engineer	

PUBLIC HEARING:

**NEW YORK STATE ELECTRIC & GAS:**

NOTICE OF PUBLIC HEARING

Chairman Kiefer read the public notice: NOTICE IS HEREBY GIVEN that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson a public hearing will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, New York on March 22, 2017 at 7:00 p.m. to consider the application of NEW YORK STATE ELECTRIC & GAS for site plan review for the installation of a mono-tower in accordance with §250-11 and §250-70(b) of the Town Code of the Town of Thompson. The property is located in the HC-2 Zone at 21 Katrina Falls Road, Rock Hill, NY; S/B/L: 51.-2-41.2

Satisfactory proof of mailing was provided to the Board.  
Josh Silver, Esq., Murray Law Firm for NYSEG

Michael Hoyt recused himself from participating in this application because of his job's property borders NYSEG property.

Mr. Silver – Here to discuss the installation of a 140 ft. telecommunication tower at the existing NYSEG's substation. The antenna will support NYSEG electrical grid and will help support the monitoring of the load that comes to the grid. By monitoring the load we can incorporate renewable energy more efficiently. We can adjust the grid in real time and also it shows real time outages. If a line goes down the automation kicks in and then the crews goes out. This helps cut down on response time. NYSEG is doing this same project throughout New York state; we have about a dozen of these project going on. The utility poles have to be located at the substation. This is a self-supporting mono pole. No guide wires just a pole. It's very strong and we have gone through the design with the town engineers. Looks like a cell tower but it's not. This is considered critical infrastructure for the federal government. For someone to come onto the site they have to be cleared by NYSEG.

PUBLIC COMMENT

Deborah Padwa , I live adjacent to the pole. – Is this the first one in Sullivan county? Mr. Silver – No there is another one in the county.

Ms. Padwa – How long will it take to install? Mr. Silver – About 30 days. Longest part is the concrete footing to setup. And while the concrete is setting up there will be no activity and then it will take about a few days to actually get the steel into the air.

Ms. Padwa – What will be the time for construction? Paula Kay – They have to comply with town code. Starting at 7 am. Ms. Padwa – In the past they worked from 6 am to 8 pm.

Jim Carnell– There is a restriction for holidays.

Jim Barnicle – Please let the public know how you will clean up the area when you're done.

Mr. Silver – We will work with the building inspector to make sure the site looks good before we get a certificate of compliance.

Ms. Padwa – When will you start working? Mr. Silver – As soon as all the permits are approved.

Ms. Padwa – Will it read just house outage or street lights too? Mr. Silver – If the street light goes out because of no electricity then yes. If the street light goes out because of a blown bulb, I'm not sure.

#### Board Comments

Paula Kay -We are going to look at how other telecommunication towers were notified with the 300 vs 1,000 feet. Chairman Kiefer – Do we keep this hearing open? Paula Kay – They would have to do a brand new hearing with new notices mailed out. Mr. Silver – I'm willing to do another mailing even to all of Rock Hill if the Board wants. We would like to have action at the next meeting. In the past, the board has not allowed a public hearing and then a regular meeting all in the same night. There are different issues with the FCC clock and the length of time this is taking. NYSEG really wants to get this going.

Chairman Kiefer – Can this be done? Paula Kay – Depends on the public comment. We can put it on the next agenda. At the next meeting, we can schedule it for a public hearing and then at that public hearing we can add it to the agenda, and the board can then make a decision as to whether or not we want to go forward.

Jim Barnicle– If our research on the tower shows we only need to contact people within 300 feet can we let them go forward? Paula Kay – The board would have to waive the requirement. We can put it on the agenda for the next meeting. And if you are comfortable with waving the requirement then we can move forward to review the application to make a determination. Jim Barnicle – And then we can waive it based on past practices.

Mr. Silver – Can we send out the mailing for the 1,000 feet? Paula Kay – You can't since it's not on the agenda tonight so we can't set a public hearing.

Mr. Silver – I sent you a waiver request today. Paula Kay – I can send those comments out to the Board. I think the Board is looking for past practices and we can get that to them for the next meeting.  
Mr. Silver – And not knowing the past practices please accept the waiver request. It's not a typical cell tower.

Matt Sush – Where in Sullivan county is the other tower? Mr. Silver – I don't know since NYSEG was not involved. I can get you the information.

Ms. Padwa – Is it possible to send to everyone in Rock Hill? Chairman Kiefer – No just people within the surrounding area.

Mr. Silver – When is the next meeting? Melinda Meddaugh – April 12. Mr. Silver – Will I be on it at as a regular agenda and then as a continuation? Paula Kay – No just a regular. Do you need to see them in a work session? Chairman Kiefer – No.

A motion to close the public hearing was made by Michael Croissant and seconded by Melinda Meddaugh.

5 in favor; 0 opposed

PUBLIC HEARING CLOSED

**RIFKA SOFER:**

NOTICE OF PUBLIC HEARING

Chairman Kiefer read the public notice: NOTICE IS HEREBY GIVEN that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson, public hearings will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello New York on March 22, 2017 at 7:00 p.m. to consider the application of RIFKA SOFER for site plan review for the conversion of a single family house to a two family in accordance with §250-7 of the Town Code of the Town of Thompson. The property is located in the SR Zone at 18 Gibber Road, Monticello, NY; S/B/L: 9.-1-18.3.

Satisfactory proof of mailing was provided to the Board.  
Joel Kohn, appointed on behalf of the applicant

Mr. Kohn – This project is a single-family house on 18 Gibber road in the SR zoning district and we want to make it a two-family house. It is in the Kiamesha sewer and water district.

PUBLIC COMMENT

No Public Comment

No question from the board.

A motion to close the public hearing was made by Matt Sush and seconded by Melinda Meddaugh.  
5 in favor; 0 opposed

PUBLIC HEARING CLOSED

Chairman Kiefer called the meeting to order at 7:21 p.m.

A motion to approve the March 8, 2017 minutes was made by Jim Barnicle and seconded by Melinda Meddaugh  
5 in favor, 0 opposed

Motion to approve the February 27, 2017 minutes was made by Melinda Meddaugh and seconded by Matt Sush  
5 in favor, 0 opposed

**MACHNE MIVTZER HATORAH**

Hilltop Road, Monticello NY S/B/L: 41.-1-24.1  
Joel Kohn, project representative  
Jay Zeiger, Esq, Kalter Kaplan Zeiger & Forman  
Larry Marshall, P.E.  
Ben Halberstam, applicant

Mr. Zeiger – We were here two weeks ago and were asked to take care of few things before you would consider the approval of the Site Plan.

Chairman Kiefer – According to Richard McGoey all of the lighting has not been corrected. Mr. Zeiger - I'm told all the lighting has been shielded. Richard McGoey – The Mikvah and office were not. Mr. Kohn – They were done today.

Chairman Kiefer – Has the welding of the shields been done? Richard McGoey – I didn't check the welding. Mr. Halberstam - The welding was not done but the shields have been. Mr. Kohn – It was scheduled to be done and then we got a snow storm.

Chairman Kiefer - We discussed the garbage at the last meeting. We have picture of the garbage.  
Michael Croissant – I have pictures of the garbage from the day after the last meeting. Mr. Zeiger – On the road or on the property? I have to admit I was there that night and I didn't see anything. Michael Croissant – The pictures are of construction debris and you swore that there was no construction. Mr. Halberstam – This was planted garbage. We have records of trespassing. I have a guy who had walked through that property three times. The size of the insulation was not used by us at all. We used spray foam. Not insulation. Michael Croissant – The insulation is still there today. And you said you were there. You can't miss it, it's by the parking lot. Mr. Halberstam – We walked through with the Board back in January, and there was nothing there and no construction was done since then.

Michael Croissant – At the last meeting you said that you were doing clean up. Mr. Halberstam – We took out old materials that was left by Camp Winston. And none of it was insulation. Michael Croissant – My problem is that you said it wasn't there and the next day it was. Mr. Halberstam – It wasn't there from any construction that we did. We did not take down any walls, we have not done construction. Paula Kay – Do you have security? I have Board members saying there is debris. As property owner, you are responsible for the property and what's on it. Mr. Zeiger – There is no one there yet. We plan on having a full time caretaker, it's part of this approval. Paula Kay – There clearly is a need for one. Jim Barnicle – The winds have been very bad for the last month things are flying all over the place. We need to make a decision.

Chairman Kiefer – Do we want to go through Richard McGoey's comments? Richard McGoey – These were sent out on the 16<sup>th</sup> of March. The wall-mounted light and detail on the plans should indicate that the removable shields will be welded in place. Mr. Zeiger – I think we added that.

Richard McGoey – A copy of the Health Department submittal for the water system should be submitted to the Planning Board and Town Engineer for review. Health Department approval must be obtained prior to the start of the summer season and all water system improvement must be completed.

Richard McGoey -The identification marks used for the sidewalks and porches, handicap space, compactor enclosure etc. on Plan Sheet 3 of 7 have not been included in the legend.

Richard McGoey – There does not appear to be an access drive that is paved accessible to the entrance to the compactor enclosure. Mr. Marshall – Is that a requirement?

Richard McGoey – No, it's probably not. Mr. Marshall – There is a gravel driveway there.

Richard McGoey – We do need to go through the Environmental Assessment Form Part 2.

Mr. Marshall – On the plans that are do; sheet 7 of 8, not sure if these have been submitted to you yet, but they have been updated to reflect that the visors shall be welded to the existing figures. We will then address the rest of the comments.

Melinda Meddaugh – If there are any issues this summer does the caretaker take care of the issues? Mr. Halberstam – Yes, the caretaker or me.

Michael Croissant – The original site plan said there would be no buses during the season, only at the beginning and end of the summer and according to the neighbors there were buses all day long last year. Mr. Halberstam – The buses were there in the morning to pick up kids and at night to drop them off. Michael Croissant – But that was not part of the original site plan. The original site plan had no buses after the start of the season until the end of the season with an exception of maybe one or two during the season. Mr. Halberstam – There is no minutes saying that the kids could not be sent out of the camp to a different camp during the summer. There is more bus traffic during the winter then in the summer. Michael Croissant – I'm not concerned about the buses in the winter. I'm concerned about the buses during the camp season. Mr. Halberstam - I'm not adding any more buses in the summer. Paula Kay – I think what Michael Croissant is saying is that in the initial approval this was a summer camp for students

who attend that camp. I think your right there is nothing in the minutes limiting bus traffic because it was not anticipated. Michael Croissant – We did discuss it.

Paula Kay – We didn't anticipate kids leaving the camp to go to other camps. We need to put something on the site plan. Michael Croissant – It's not fair for people in the community to have a slew of buses coming in and out of the camp. Paula Kay – How many buses are coming out per day?

Mr. Kohn – one or two buses in the morning. There are a few buses but not a slew of buses. I think they use Hilltop as a short cut from Sackett Lake Road to Route 17B . You can see all kind of traffic, buses and speeding. Paula Kay – Would you be ok to say, no more than three buses in the morning and then coming back in the afternoon? Mr. Zeiger – When the buses come to the site they pull into the site to pick up? Mr. Halberstam – Yes. Michael Croissant – I still have a problem because we were led to believe there would be no buses. Mr. Zeiger – The buses that are there now are far fewer then when it was a day camp. It has to be! Michael Croissant – We are talking about this camp not the old day camp.

We were led to believe there would be no buses. Mr. Zeiger – We are ok with limiting the number of buses. They are not throughout the day. Just in the morning then at night. I don't understand why this is so upsetting. Paula Kay – What's the absolute maximum number of buses you are willing to agree on? Mr. Zeiger – I don't know. Paula Kay – How many staff members do you have now. Mr. Kohn – fifteen family's. Paula Kay - Full or mini buses? Mr. Kohn – Depending on where they are going. The buses belong to the camps the kids are going to. Chairman Kiefer – Way are kids leaving this camp? Mr. Kohn – It's just how it works all over. Matt Sush – How many potential day camps would be sending buses?

Mr. Zeiger – I think what I'm hearing is three buses but no more than five. Matt Sush- So there are three camps that staff member's kids would go to over the summer? Mr. Zeiger – Sometimes they go to more than one camp but it would be 1 bus picking up and dropping off at several camps. Chairman Kiefer – Why can't we have one bus. Mr. Kohn – Because it's not our buses. They belong to other camps. Michael Croissant – We approved this camp at Camp Winston, why are we approving buses to take kids from this camp and take them to another camp? We didn't approve other camps.

Paula Kay – Our definition of camp doesn't apply to this at all. So, they can do this. You can limit the number of buses. Our definition of camp allows, staff housing and other impacts under the current definition.

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caused the establishment of a Critical Environmental Area (CEA)? – Answer: no impact may occur. Richard McGoey – I don't believe we have any Critical Environmental Area. All Board members agreed.

- 5 – Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? – Answer: minor impact may occur. Melinda Meddaugh – This is looking at the addition? Paula Kay – This is the addition with our new understanding and any limitation with bus traffic. Michael Croissant – moderate All other Board members – small impact.
- 6 – Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? – Answer: small impact may occur. All Board members agreed.
- 7 – Will the proposed action impact existing:
  - a. Public / private water supplies? Answer: no impact may occur. All Board members agreed.
  - b. Public / private wastewater treatment utilities? Answer: no impact may occur. All Board members agreed.
- 8 – Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? – Answer: no impact may occur. All Board members agreed.
- 9 – Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? – Answer: small impact may occur. All Board members agreed.
- 10 – Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? – Answer: small impact may occur. All Board members agreed.
- 11 – Will the proposed action created a hazard to environment resources or human health? – Answer: small impact may occur. All Board members agreed.

### Part 3:

Richard McGoey – For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Richard McGoey – Question # 3 – Will the proposed action impair the character or quality of the existing community?

Paula Kay – do we want to address the lighting with that? Michael Croissant – Can't see the need for quadrupling the building. Paula Kay – Have the caretaker maintain the property so there is no debris.

Jim Barnicle – Will the caretaker be able to be contacted by cell phone? Mr. Kohn – Yes.

Mr. Halberstam – The services are not very good. There will be a landline available as well.

Paula Kay – Make sure that Jim Carnell gets the phone numbers. Mr. Kohn – Make sure the reports are done right away not weeks later. Michael Croissant – Jim are there any outstanding issues?

Jim Carnell – No. Melinda Meddaugh – Landscaping and screening. Mr. Zeiger – In accordance with the site plan? Chairman Kiefer – Shielding must be welded. Michael Croissant – What about the Bilco door? Mr. Marshall – The site plan states that the basement door on building 14 will be replaced. Richard McGoey – Mikes concern about the height of the new building. Mr. Marshall- The new construction has the first floor approximately halfway below the existing grade. Limiting the overall height of the building. Mr. Kohn – The height will be over 20 feet with the pitch. Mr. Zeiger – I don't think it will be visible from the road.

Richard McGoey – Question #5- Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?

Paula Kay – The board wants to limit the number of buses coming into the camp with a maximum of three per day, three in the morning and three in the afternoon.

A motion for negative declaration motion under SEQRA was made by Matt Sush and seconded by Melinda Meddaugh

4 in favor; 1 opposed (Michael Croissant answered with a no)

Site plan approval with conditions:

Chairman Kiefer –Before a Certificate of Occupancy is issued everything must be done and inspected by Jim Carnell and Richard McGoey. Paula Kay – That is condition #1.

Paula Kay – Condition #2- That all of Richard McGoey's comments were addressed. There will be another revision to the plans so Richard McGoey will have to review. This is all before maps are signed. All approved from outside agency, Department of Health and DEC if required. Payment and all fees and escrow to the town including site inspection fee, as well as any bonding that is required. Applicant must obtain all permits including but not limited to the Board of Health. Mr. Zeiger – After the map is signed? Paula Kay – Before. You don't need this map signed to get a Department of Health permit to operate the camp. Mr. Kohn – Department of Health don't issue their operating permit until June. Paula Kay – Then let's say prior to certificate of occupancy. Richard McGoey - Is there a Department of Health permit for the water system? Paula Kay – That's prior to signing of the maps.

Jim Carnell – The phone land lines must remain active. Paula Kay – The phone numbers should be distributed to the town. All the lights have to be welded. Before the maps are signed.

Chairman Kiefer – The shrubs between the building and tennis court. Mr. Zeiger – I'm not clear on which condition are before the map are signed and which before the certificate of occupancy? Paula Kay – Everything is before maps are signed except Department of Health permit and everything must be inspected by Jim Carnell and Richard McGoey.

Mr. Kohn – Department of Health takes too long. If we have to wait for the Department of Health permit then this building will not be built prior to summer. So, if they can't build it this year then they will not get a certificate of occupancy until next year.

Paula Kay – If you come across a problem you will have to come back and discuss the conditions.

Mr. Marshall – The Department of Health approved the water system last year. What the applicant is requesting is an improvement to the system. Richard McGoey – No, the system was on the original approval. Mr. Marshall – That building didn't show up until the second submission. It wasn't until Mr. Halberstam became involved. Richard McGoey – We have been talking about having that water system completed prior to certificate of occupancy for a long time. Richard McGoey - Not this Boards problem that the Department of Health was just notified a week ago. Mr. Zeiger – We are agreeing that it would be before the Certificate of Occupancy is issued. Richard McGoey – But they are saying they can't have it done before the operating season. Mr. Marshall – We are saying that if we wait for the signing of the map and the issuance of the building permit before the approval is granted for the water system it will delay the building of the building.

Mr. Zeiger – We are asking the Board and two engineers to reconsider. Paula Kay - Instead of prior to certificate of occupancy make it prior to building permits? Richard McGoey – I think prior to certificate of occupancy is more important. Chairman Kiefer – Is the old system ok to use? Mr. Zeiger – Yes, it's being used. Chairman Kiefer – The upgrade will be done when? Mr. Marshall – As soon as the Department of Health issues the approval then the water system will be upgraded. Mr. Zeiger – Before the certificate of occupancy we will have the upgrade and third party approval. Paula Kay – I will defer to Richard McGoey on this. Mr. Zeiger – Mr. Marshall has gone further than Richard McGoey. Mr. Marshall said, before the Certificate of Occupancy we will have the third-party approval and the upgrade done.

A motion for site plan approval with conditions made by Matt Sush and seconded by Jim Barnicle  
4 in favor; 1 opposed (Michael Croissant responded with no)

### **CAMP ARUGATH HABOSEM**

203 Whitaker Road, Monticello S/B/L: 3.-1-8

Joel Kohn, applicant's representation

Chairman Kiefer – The fence needs to be cleaned up. Mr. Kohn – I called the camp administrator and he is willing to fix the fence. Mr. Kohn – Do you want a different color? Melinda Meddaugh – Green is fine.

Richard McGoey – Have the mobile units been moved? Mr. Kohn – Yes, they were moved.

Richard McGoey – Staff housing with regards to the existing classroom is noted on the plan? Mr. Kohn – Yes, now noted.

Richard McGoey – The contours are to be labeled on the site plan? Mr. Kohn - Yes

Richard McGoey – If the area of disturbance exceeds one acre, a SWPPP plan will be requested? Mr. Kohn – Yes.

Richard McGoey – Ten feet separation between the sewer and water lines? Mr. Kohn - Yes

Richard McGoey – Top and invert elevation of the septic & manhole? Mr. Kohn – Also shown.

Mr. Kohn – There was a public hearing last time and no one showed up. I would appreciate it if we didn't do another public hearing. Matt Sush – Can we act on the same day if no one come? Paula Kay – Yes if no one shows up. And we have no issues.

Mr. Kohn – Are you changing the date of the next meeting because of Passover?

Paula Kay – No. We can make it April 26<sup>th</sup> for you. On regular agenda and public hearing.

A motion for to set the public hearing for April 26, 2017 was made by Jim Barnicle and seconded by Matt Sush

5 in favor; 0 opposed

## **11 FAIRGROUNDS**

11 Fairground Road, Monticello, NY S/B/L: 30.-3-1

Joel Kohn, applicants representative

Tim Gottlieb, applicants engineer

Chairman Kiefer – Nothing has been done that was agreed on. Mr. Kohn – Because the building hasn't been done yet. Chairman Kiefer – Isn't this all together? Mr. Kohn – No, this a separate business.

Mr. Kohn – Same owner different business. Matt Sush – Different applications? Mr. Kohn – Yes, different applications. Chairman Kiefer – Nothing was done, no landscaping, pipe is being stored across the road. And do they plan on keeping those pipes there even after this building is built?

Mr. Kohn – The pipes are enclosed in the fence. Mr. Gottlieb – That pipe was allowed to be there.

Mr. Kohn – That side of the road was done after this building's Site plan approval. Michael Croissant – They were supposed to do landscaping on both sides of the road. I know they are different projects but it's the same person. They were supposed to dress up the one spot and did nothing.

Chairman Kiefer – It's the same business name? Mr. Kohn – Yes. He is using this property for storage.

One side is primary business and across the street is storage. Chairman Kiefer – I get confused when you say it's the same owner, same business but two different applications.

Paula Kay – I think we need to hear them together.

Richard McGoey – They need to get the other site straightened out, and why wasn't the landscaping done yet? Mr. Kohn – When was it approved? Melinda Meddaugh – two years ago! Mr. Gottlieb – A couple years ago. Chairman Kiefer – They did nothing. Mr. Gottlieb – They did some stuff. They did put up a fence and did some cleaning up in the back.

Paula Kay – We need to see both of them together in order to not be accused of segmenting this application. We need to see both Site Plan and review both Site Plans in order to move forward. What Jim Barnicle said earlier in the work session is if things were not complied with in a prior Site Plan, they need to be address before we go forward. Mr. Kohn- There was nothing done on this one because they didn't proceed with the building and what I'm hearing is that the other side didn't do it's landscaping.

Paula Kay – Maybe they need to work on it and then come back in for another work session with Richard McGoey. Chairman Kiefer – Get things done for both sides. Jim Barnicle – There should be a master landscaping plan for both sides of the road. Melinda Meddaugh – There was a landscaping plan for one

side of the road, it just wasn't done. Jim Barnicle - If we are going to treat this as one business perhaps you can't do the same work on the other side of the street. Melinda Meddaugh – I think we can consider that. Mr. Gottlieb – That is fine.

Chairman Kiefer – Table it.

Mr. Kohn – Any questions on the Site Plan? Same plan that was approved. Chairman Kiefer – Why wasn't the building done when it was approved. Mr. Kohn – Because they didn't have the funds.

**MAKOVIC PRO-TRUCK FITTERS (formerly American Exotic Auto Collectors)**

Cimarron Road, Monticello, NY S/B/L: 31.-1-62.4 & 93

Glenn Smith, P.E., applicants Engineer

John Makovic , applicant

Michael Croissant has recused himself from participating in this application because of a conflict. Chairman Kiefer has appointed Michael Hoyt to replace Michael Croissant.

Chairman Kiefer – Automobiles are one thing but construction equipment is totally different. The casino project is concerned with your project. Mr. Makovic – The casino has been lying all along. They are doing great thing for the area, it's all for their pockets. Not to say this is not for my pocket of course. This property I have had for 15 years. I paid hundreds of thousands of dollars for this project. And now the casino is coming in and spending a lot more money than me. My business is not large trucks and excavators. You will buy a truck from Robert Green and then I will supply you with all the interior shelving and all specialty items.

Chairman Kiefer – All the materials will be inside of the building? Mr. Makovic – Yes, all inside. Mr. Makovic – This has nothing to do with the other business. The other business has already been relocated. Paula Kay – You need to get a variance. Mr. Smith – The warehouse in this zone required 40,000 square feet and we need 17,800 square feet. The automotive sales that is allowed in this zone requires 20,000 sq. feet. Variance lot width requirement is 100 sq. feet and we are doing 98 sq. feet.

Mr. Makovic – A lot of my sales will be internet based. A lot of sales are equipment and landscape trailers. I am one of two companies in the US that will be selling these galvanized high end trailer units. I'm selling specialty items. It is hard to get the very large galvanized trailers. In the last six weeks, I have sold 25 units but none have been picked up from Sullivan County. I might have one customer who will come and pick up the item here in Sullivan County but for most part's they are shipped from all around the USA.

A motion for denial and to go to the Zoning Board of Appeals was made by Michael Croissant and seconded by Melinda Meddaugh  
5 in favor; 0 opposed

Jim Barnicle – Is this for the use or setback? Mr. Smith – No for the lot size and use, the setback was ok. Paula Kay – The use is allowed in the zone. It's a lot size issue.

Chairman Kiefer – What about parking? Richard McGoey – We do have an issue with parking but there is no clear identification of the parking. Mr. Smith – We have to come back after the Zoning Board and then we will discuss the parking, septic and everything else.

Mr. Makovic – Most of my business will be internet based. I just need to be closer to my business Makovic Homes. Chairman Kiefer – Just want you to be aware that there will be nothing outside. Mr. Makovic – I am not asking for stuff to be outside. I feel that if I wanted stuff to be outside I should be able to have stuff out side since this is car ally. But I don't want stuff outside. Otherwise I would ask.

Jim Barnicle – This is corporate headquarters? Mr. Makovic – No that is next door. This is just one of my business that I need to be close by.

### **VERIA WELLNESS CENTER**

Anawana Lake Road, Monticello, NY S/B/L: 9.-1-1.1  
Glen Smith, P.E, applicant Engineer  
Abhay Jain, applicant

Mr. Smith- This board issued a conditional final approval six month ago, and it will be up on March 28. The three conditions were dam evaluation, site cleanup, and the current cost of the site work and building clean-up cost. Richard McGoey – Clean up on Old Liberty road? Paula Kay – Parts of the unsafe building process. Mr. Smith – The clean-up work, they will have all the aggregate removed by September. The two buildings at the existing site they want to keep for the Phase two plan in November 2018. They will secure them and check on them regularly.

Chairman Kiefer – When are you planning on opening? Mr. Jain- Hoping to have a soft opening at the end of the year.

Paula Kay –To get a Certificate of Occupancy you need the Site Plans signed. We need to extend your approval by 90 days in order to get things done. Mr. Smith – What needs to be done in that 90-day period? Chairman Kiefer- Aggregate should be moved off site. Mr. Jain- I put September 30th because they will be working all summer long. Chairman Kiefer – I remember this project was going to be open spring of this year.

Paula Kay – Within the 90-day period we need to see some of the conditions abated. I think moving the aggregate would be a huge issue. Michael Croissant – Reason why you can't move it? Mr. Jain – Cost and no space. Jim Carnell- We have a site work estimate; do we have any idea if the aggregate that is there going to be too much or not enough to use? Richard McGoey – Not sure where you will use it all. Mr. Jain – Third parking site. Mr. Smith– Use it as fill up at the old site.

Paula Kay – If you want to open, you need the Site Plan. Can't do Site Plan until condition are met. The sooner you comply the sooner it can be done. Chairman Kiefer – We are going to go with the 90-day extension and these conditions need to be met.

Jim Carnell– Are you planning on opening up the golf course? If so you will need a club house.

Mr. Jain – Not sure. Our concern is the hotel first.

Paula Kay – That might be ok with little more specifics as to having it maintained and secured. If you want to open up the golf course you need to come back soon. Mr. Jain- I agree.

Mr. Smith –The moving of aggregate in 90-days.

Paula Kay – The 600 building, night club building and the theater were secured but I think there is some trespassing. Can you have the applicant be more aware of the security? Mr. Jain – I wrote this in our letter that the building will be inspected and our crew is checking things out. Paula Kay – Melinda Meddaugh is that ok? Melinda Meddaugh – Yes

Richard McGoey – We asked for actual cost not your estimate. Why can't we see the contractor's cost?

Mr. Jain – How do you want to see them? Give me an official letter saying what you want.

Mr. Smith – Do you want contracts? You have lots of contracts. Richard McGoey –Yes. Mr. Smith – Construction cost went up 75.5 million increase. I believe the permit fee will be adjusted. Richard

McGoey – We need to see actual cost. Mr. Smith – Is that fee part of the prior to signing the Site Plan?

Richard McGoey - How about the property at Old Liberty Road. How do we want to handle those?

Paula Kay – We have already said they are unsafe. Jim Carnell – They have already been secured and one is already partially collapsed. Paula Kay – Can we take them down? Mr. Jain – It takes time.

Asbestos testing and demolition all take money. Jim Carnell – The survey takes about 10 days. Mr. Jain - I feel the Wellness Center is more important. Paula Kay – Can you get us a schedule for Old Liberty Road. Mr. Jain – Yes

Mr. Smith – Chazen has to submit the final Dam Report within 90-day of the dam being complete and

they are working on them now. Richard McGoey – The issue is we are not getting the maps. Mr. Jain – They already started to work. Mr. Smith – They started about a month ago. Richard McGoey – We need to get something different then signed maps since it's taking us 2 years to get these signed maps. Mr. Jain – Let me get a schedule and send it to Richard McGoey. Paula Kay – Just make sure it's before the 90 days.

A motion for a 90-day extension was made by Melinda Meddaugh and seconded by Matt Sush  
5 in favor; 0 opposed

Mr. Smith – So that extension will be from March 28 to June 28.

Mr. Jain – There are more than 150 workers at the site and we are blessed that everything is going well.

### **EVERGREEN ACRES**

Adams Road, Rock Hill, NY S/B/L: 25.-1-49

Tim Gottlieb, applicant Engineer

Alan Lord, NY Land and Lakes, applicant

Michael Hoyt recused himself from participating in this application because of the property of his residence.

Paula Kay – I want to disclose that I'm not that close but there are a few houses between this property and my property.

Mr. Gottlieb – Proposition for 11 lot subdivision on both sides of Adams Road. Lot size from three to fifteen acres lots. All having wells and septic for lots.

Richard McGoey – Based on my field review there is a utility line. It may encumber that first lot. Mr. Lord – I dug some tests and measured, it's 30 feet away. Richard McGoey – How close is the front of the house to the easement? Mr. Lord – More than 50 feet. It's still on the set back. Richard McGoey – Just want to put you on notice that the Board might have questions about that lot.

Paula Kay – Do we have an Owner's proxy? Mr. Lord – Yes, I sent it to Heather.

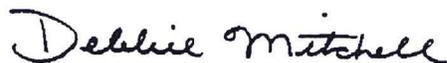
Paula Kay – Your contract is contingent on the subdivision approval? Mr. Lord - Correct.

Melinda Meddaugh – The intent is to subdivide the lots and then people build houses? Mr. Lord –We just sell vacant land and people will build when they want to. Paula Kay – Will there be a provision for no further subdivision? Mr. Lord – Yes. Melinda Meddaugh – Is there a tree buffer? Paula Kay – Our code requires it. Matt Sush – Any suggestion on the style of the buildings? Mr. Lord – Not that I know of the owner want to just keep it a small project. Richard McGoey – The driveway on the upper side might need driveway profiles since there is a step grade. Mr. Lord – I changed the lines since Monday.

A motion to adjourn the meeting at 8:47 p.m. was made by Matt Sush and seconded by Melinda Meddaugh

5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell  
Secretary  
Town of Thompson Planning Board