

Paula Kay - You all have the full declaration in front of you. Anyone have any comments or questions? The resolution is to adopt a positive declaration of environmental significance with respect to the Thompson Education Project.

A motion for positive declaration was made by Michael Croissant and seconded by Arthur Knapp
5 in favor; 0 opposed

ERNEST FULOP

1 Fraser Road, Monticello, NY S/B/L: 8.-1-24

Joel Kohn, representative

Richard McGoey – We had a couple of comments that we went over in the work session. The largest is you don't have any metes and bounds. Mr. Kohn - The reason for that is because usually in a simple subdivision the surveyor will prepare a subdivision map and everything. The engineer asked for a design of the sewer, and now with him involved I can't get the map to you until tomorrow. Paula Kay - Who is doing the survey? Mr. Kohn - John Gallagher.

Chairman Kiefer - Do we need a Public hearing? Paula Kay – No, it's a minor subdivision.

Paula Kay – The big issue here is we don't have a 239.

Richard McGoey- You need to show the sewer force main's size and location. Mr. Kohn - We can maybe show the lines between the man holes. I also had a discussion with Jim Carnell about the 25-foot road dedication. Jim Carnell – When I sent the 239 over I had a conversation with Travis North and he said because it's a county road they send it over to DPW and they had question about site distance and some other things. The county has taken title to the roads and It's been a big problem with the way they are getting created and filed. When they get filed it shows that they don't have access to their property because they are not butting a town road. I talked to Chris Knapp and PBW and we are going to have a meeting. Paula Kay - Normally the Town Board will declines them and then we move on. In this case it's a county road. If the county say's they don't want it then we can take it off the map. Jim Carnell – They haven't made a decision yet; the director is on vacation. Mr. Kohn - What about the town. Paula Kay – They don't want it either. Mr. Kohn - We will take it off the map then. Jim Carnell – It has to do with some way they get recorded. Richard McGoey – I thought the offer of dedication would remain on the map and the town wouldn't except it. It's just an offer. Paula Kay – But if we leave it on the map the town interprets it in a different way and makes it a separate parcel. Richard McGoey – Then maybe we can talk to the town about not interpreting it that way.

YESHIVA VIZNITZ D'KHAL TORAH CHAIM, INC

167-168 Gibber Road, Kiamesha Lake, NY S/B/L: 6.A-1-1.1

Joel Kohn, representative

Eliezer Meth, on the Board of Yeshiva Viznitz.

Chairman Kiefer - We have a problem with the landscaping at the Shul, it was never completed. We will not go forward until this get done.

Mr. Kohn - The last meeting there was an issue with the Pump Station. You asked for a long-term and short-term plan for the Pump Station. I meet with Richard McGoey about my recommendation I received to add a second pump and add a backup generator. The new generator was ordered and there are now two working pumps. I talked to Mike Messenger he feels that this is a good start for the proper operation of the Pump Station. I understand you have an issue with the Shul, the contractor did not finish the plans. They do plan on finishing this up. The guys that are in charge of this development are not in charge of the Shul. Chairman Kiefer – This a common practice that an application is approved and then noting gets done. There is no reason why this was never done in the last year. We want to see it done. Jim Barnicle- This is becoming a policy across the board. Mr. Kohn – I understand. This is the same community but it's all separate lots and separately owned. Paula Kay - The board is pretty clear that if there are issue from a prior site plan that are non-compliant they are not going to let you go forward. Everything needs to be cleaned up before we can allow you to go forward. Mr. Kohn - I understand this is the Planning Boards rules and I respect that.

Mr. Meth – You had issues with the garbage. We are working with it. This is private properties and we are having issues with peoples taking care of their garbage. They are all individually owned. This is an enforcement issue.

Mr. Kohn – Do you want to go through the comments? Richard McGoey – I don't think the Board wants to. You have a copy and the Board has a copy. You can start to address these issues.

Jim Carnell – In the existing community the fire hydrant has been ran over and can't be used. Jim Carnell showed the Board a picture of the Fire Hydrant that is bend over and is out of service. The picture is from July 22, 2017. Mr. Kohn - Who is responsible for this? Chairman Kiefer – The water company.

THOMPSON LAKES

Concord Road, Monticello, NY S/B/L: 13.-3-10.1

Glenn Smith, P.E.

Barbara Garigliano, Garigliano Law Office

Ms. Garigliano – This was a plan approved by the board in 2005. At that time, it was an application for 473 units. The project was never build. The applicant has decided to come back with an application and proceed. The density required for these units has gone from 8 units per acre down to 1.9 units for apartments and 4 units per acre for town houses. There was 13 acres of wetlands and now there is 5 acres. We can now develop 473 units in this space. Mr. Smith is showing the Board where the wetlands used to be and where it is now. Mr. Smith – There is a lot less wetlands allowing us to build more. And

some site plan layout changes will most likely happen. Ms. Garigliano – There was a public hearing with no public comments. The board’s only comment was to update the traffic study but decided not to do one since there was nothing going on at the Concord at that time. Of course, we will be taking that into consideration now.

Mr. Smith - We are asking to get denied by the Planning Board so we can go to the Zoning Board of Appeals for two variances. The first variance is to ask for an increase to the density to go back to the original 8 units per acre from the 1.9 units per acre. The second variance is the new zoning has a maximum length of an apartment build to be 160 feet, there are 21 buildings here that were original approved and none of them are 160 feet. We have three that are 175 feet, sixteen building that are 220 feet and two that are 260 feet long.

Richard McGoey- I want to make a disclosure that the last time this project was before the board I was conflicted out and Mr. Smith represented the board because I was working on a project. Mr. Smith – No, it was Bob Meyer. Richard McGoey – We also did a Dam reclassification application for a company called Heatherwood.

A motion for denial and referral to the Zoning Board of Appeals for approval for both variances was made by Michael Croissant and seconded by Arthur Knapp
5 in favor; 0 opposed

Paula Kay – Do you want to be back here in October? Ms. Garigliano – Yes, by October 25.

CONCORD HOTEL

Concord Road, Monticello, NY S/B/L: 9.-1-36
Glenn Smith, P.E.
Henry Zabatta, consultant

Mr. Zabatta - This is for the concord hotel site. We submitted application in September 2016 for a modification for the previously approved casino and hotel site. Last week we submitted a new site plan to the town with the recommendation of Richard McGoey and Paula Kay. We have to replace the old plans with the new plans. We have received an extension to September 15, 2017 and we are here tonight to request a six-month extension. Currently the plan is for 750 keys and 3 hotels. We are redesigning the hotel specifically the room size. As a result, it’s going to reduce the footprints and reduce the square footage. We changed some of the internal traffic and parking. But we are still maintaining the 1,400 spaces but we made addition bus parking. We are going to reduce the spa from 50,000 to 30,000 square feet and still plan on having four restaurants. We may change the internal configuration. We still have 10,000 square feet of conference space and we hope to design this site with minimum grading requirements. We will continue to submit plans to the town throughout this six-month extension.

A motion for 6-month extension approval was made by Michael Croissant and seconded by Arthur Knapp

5 in favor; 0 opposed

NOB HILL

4599 State Route 42, Monticello, NY S/B/L: 9.-1-51

Randy Wasson, attorney

Jay Zeiger, Esq

David Bryer, representative of the owner

Mr. Zeiger – We got some variance in the past and now we realized we need two more variances. Paula Kay – When was the last variance renewed. Mr. Zeiger – July 20, 2017. My latest request was to extend everything to the same date. So, everything is extended to Feb, 2018.

Richard McGoe – Comment #2 density calculation must appear on the cover sheet and should exclude slopes in excess of 20% and any other water bodies and easements. We talked about how we handle the single-family homes in respect to density. Paula Kay – The single-family homes don't follow the row house definition because they are not connected. Mr. Zeiger – I believe that was the variance that the Zoning Board of Appeals gave us. The question was can we combined a single-family home with row house. And they said we could. Paula Kay – The question that Richard McGoe is raising is how do you calculate the density of these new single-family dwellings. Are we calculation them at 4 units per acre, which what a row house would be. Mr. Wasson – I believe we were thinking 4 units per acre. We have 9 ¼ acres so we can do 36 or 37 units. Paula Kay - We don't need to determine that tonight but we need to look into it.

Richard McGoe – We made a comment about this parallel access road along the property line with Patio Homes and it's not good buffer. Home owners of Patio Homes have concerns about the buffer and the property. Mr. Wasson – The Patio Homes are on the property line? Richard McGoe – Yes, and they were there first. Mr. Wasson – We are planning on a six-foot-high chain link fence with hedge links. Chairman Kiefer – So you can't see through it. Richard McGoe – It's not very level so six-foot high is not the same thought out.

Richard McGoe - You can work through these other comments and come back for a work session. Comment #25 – the storage of garbage cans for each individual unit as well as other storage for other toys and equipment. These units do not provide for storage. Will there be storage in the basements? Mr. Wasson – On the 3-unit structures, the outside units will be one story with a basement, the center units will be 2 stories with basement. Chairman Kiefer - Will the basements be used as living space/bedrooms? Mr. Wasson – I do not know at this time. Paula Kay – The Board needs to make a determination. Is there a caretaker and if so how many? Will there be an additional home for the caretaker or is already on the plan? Mr. Zeiger – It is already on the plan and if we have to add one we will add it to the plans. Paula Kay – We have seen this on other projects where there is one caretaker and then they have to add another one later on. Will we need another caretaker's unit? Mr. Zeiger – On that project it was developed ten years apart. This one is being done at the same time so I don't see

this being an issue. I think I covered the care takers unit and one of the things we are going to need is a neutral cross covenant agreement. The caretaker's residents would be shared between the two of them.

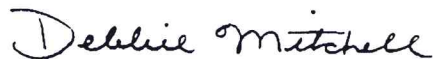
Jim Barnicle – Who will take care of the home owner who is not taking care of their place? Mr. Zeiger – The association of either the co-op or the condominium association board.

Mr. Zeiger – Do you think we should address these comments and then do a public hearing? Richard McGoey – Yes, let's do a work session first.

Ichud Foundation representative did not show up.

A motion to close the meeting at 7:42 pm was made by Michael Croissant and seconded by Michael Hoyt
5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in cursive script that reads "Debbie Mitchell".

Debbie Mitchell

Secretary
Town of Thompson Planning Board