

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, January 24, 2018



IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Jim Barnicle
Michael Hoyt
Debbie Mitchell, Secretary
Matt Sickler, Consulting Engineer

Michael Croissant
Kathleen Lara, Alternate
Arthur Knapp, Alternate
Paula Elaine Kay, Attorney

Chairman Kiefer called the meeting to order at 7:07 p.m.

A motion to approve the January 10, 2018 minutes was made by Michael Hoyt and seconded by Matthew Sush
5 in favor, 0 opposed

NOB HILL COUNTRY CLUB, INC

4599 State Route 42, Monticello, NY S/B/L: 9.-1-51
Randy Wasson, attorney
Jay Zeiger, Esq

Mr. Wasson – Did the Board get my letter with the site plan changes?
Paula Kay - The board is going to have to go through these new changes before they can make any decisions.

Mr. Wasson – We have a fire water system set up. We have been back and forth with Carl Houman from the Monticello Fire Department. He had asked us to make a few changes, which we did, and he is now satisfied with our improvement. We still have to do the flow test for the fire flow and haven't been able to do it because it's been so cold. The smoke testing and TB testing has to be done with the Town Sewer Department. We hired an outside company to do this test on December 6, 2017. We only did the existing bungalows since the row houses will be new. Keith Rieber from the Town Sewer and Water Department is satisfied with our sewer repair plan. We need the DEC & the Health Department approvals still. We are now showing the pool gate. Storage shed detail are on sheet 13 of the plans. They are 5 X12 feet for the garbage and 7 X 12 feet for the toys. Chairman Kiefer –Will they be under the decks? Mr. Wasson – Yes, the containers will be on a gravel base. Chairman Kiefer – What material will you use to build these storage sheds? Mr. Wasson - Pressure treated wood and they will be fully enclosed. The Floor plans for the row housing units are on the back of the letter that Mr. Wasson gave to all the Board Members. Richard McGoey asked that we show that the basement is for storage and that has been shown on the plans. The Route 42 improvements are included on the plans as well on sheet 12. The sheets show the details for the trench drain, curb details and the culverts. Everything is ready to go, we just need to fill out the application. The mutual use agreement is acceptable. The

SWPPP is under review in Richard McGoey office. There was a conflict between two of the sheets but they all agree now. Mr. Sickler - Scott was looking at it this week so I'm sure you will have them soon.

Mr. Wasson- I agree that there needs to be landscaping on the right side of the driveway but not on the left side. The left side is heavily wooded and we would have to clear the area in order to do landscaping. Mr. Wasson handed out pictures of the driveway. Paula Kay – What about the front left side behind the pole? Mr. Wasson - it's kind of brushy there, what would you like? Kathleen Lara – Maybe just clean it up. Chairman Kiefer - Low shrubbery would be good. Michael Croissant asked about getting landscaping by a fence that was in the picture Mr. Wasson handed out. Mr. Wasson – Sure, we can put landscaping there too. Matthew Sush – How about by the bioretention area? Mr. Wasson – That's all plantings in that area. Matthew Sush – Maybe as it's transitioning from the bioretention to the lawn we can put some tree's and scrubs? Mr. Wasson – On the slop side or on top of the slop? Michael Croissant - On the top to help hide the fence.

Jim Barnicle – Just want to remind everyone that Sullivan Renaissance has grants for landscaping with the Bungalow colonies.

Michael Hoyt – Can we clean up and remove the dead tree behind the pole on the left side of the entrance way? Maybe you could put in a new sign too? Mr. Wasson – We will look into it.

Mr. Wasson – There was a suggestion that the 6-foot fence should be higher. Extending the fence will cost us more money. Mr. Wasson show the board a picture of houses and woods. Our homes are 74 feet minimum off the property line. Between the driveway and the property line is 35 feet. It is pretty well wooded there. Some of the houses in Patio Homes are very close to the property line. Chairman Kiefer – How close to the property line is the fence? Mr. Zeiger – Thirty plus feet between the fence and the road. Chairman Kiefer- Can you put vinyl insert on the fence for privacy? Mr. Wasson – To add vinyl it doubles the cost of the fence. If you're really trying to screen it they have something called permahedge but that also doubles the cost. We are proposing an 8-foot high fence with the permahedge. Paula Kay – You will have to go to the Zoning Board of Appeals for a variance if you go with the 8-foot high fence. Mr. Wasson – We are proposing 6 feet and I was just suggestion 8-feet but we don't want to go back to the Zoning Board so we will stay with the 6-foot fence. Mr. Zeiger – When we discussed the fence we felt addition screening at the ballfield was required. But the other areas where there is fencing there is natural screening too. Mr. Wasson – All the living space is away from the property line; the picture shows this. Paula Kay- What if you put in thicker scrubs where there are homes? Matthew Sush- I believe that would be good, it would provide the screening and additional landscaping. Mr. Sickler – And focus more on the homes that are closer to the property line. Jim Barnicle – And keep the fence by the ball field at 6 feet. Matthew Sush - Maybe clearly mark a limited disturbance line for when construction is being done.

Mr. Wasson – There was a comment about debris on the neighbor's property. Paula Kay – We discussed this during the workshop and there is really no way to know how it got there.

Mr. Wasson –There was a complaint at the public hearing about noise coming from the food trucks. We don't want the trucks coming up the driveway, we want to keep them in the central parking lot for

safety issues. Mr. Sickler – You will have a designated spot for the trucks? Mr. Wasson – Yes. Matthew Sush – Can we put a limit on how long the vehicles can play their music? Paula Kay – Maybe you can request that they minimize it and maybe put up signage about parking.

Mr. Zeiger – I have variances that are expiring in February and the thought was if we can get an approval for the subdivision tonight, that would keep us from having to go back to the Zoning Board of Appeals. Jim Carnell – If they act on the subdivision then it will satisfy all the variances. Paula Kay - I don't have a problem with the subdivision.

Chairman Kiefer - The lot line issue is going to be a condition of your site plan approval. Mr. Zeiger – I expected that. We can get this settled quicker in July when both colonies are here. Chairman Kiefer – It shouldn't be a big deal. Mr. Zeiger – It's not that simple. If we say you need to get the building down it could take time. We have had conversation with the other colony and they agreed to talk to their board members. We will come back to you if we don't have a signed easement. I don't want to holdup the approval, make it a condition. If we can't satisfy the condition by the time we need a building permit we will come back and tell you why it was not satisfied. And you will either say do more or that your satisfied with our attempt to get it satisfied.

A motion for negative declaration motion under SEQRA on the site plan was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

A motion for a preliminary approval for the subdivision with conditions was made by Michael Hoyt and seconded by Jim Barnicle
5 in favor; 0 opposed

COLD SPRING COTTAGES

408 Cold Spring Road, Monticello, NY S/B/L: 49.-1-6.4/ 49.-1-8.3
Troy Wojciekofsky, Stantec Consulting Service
Joel Kohn, representative
Joel Halpret, owner

Mr. Sickler – We need a note on the plan showing the woods in the identified areas will remain undisturbed. Mr. Kohn -There is a note and Mr. Wojciekofsky will have it added to the plans.

Mr. Kohn - We will be adding additional landscaping. Chairman Kiefer – Along the road? Mr. Kohn - Nothing along the road just by the entrance. Mr. Kohn show the board the entrance plan. Mr. Sickler – The landscaping won't be too high will it? Mr. Wojciekofsky – No, we will keep it low for better visibility when coming in and out of the development.

Mr. Kohn shows the board the new lighting that was approved by Richard McGoey and will be included in the plan.

Mr. Kohn -The DEC was called but since it's winter they can't do there testing for the delineation maps. This will be done before final approval.

Mr. Kohn – We will make the marks darker on the plans to show the wetlands.

Mr. Kohn shows the Board the preliminary floor plans for the buildings and Shul.

Mr. Kohn – Most of the building on the site plans are identified. There are a few gazebo's that need to be identified still.

Mr. Kohn -We don't know the future use of the houses they just bought. Maybe we can put a note on the site plan saying that we can't do anything with these new buildings until we come back to the Planning Board? Michael Croissant – Richard McGoey comments sound like these buildings need to be demolished. Mr. Halpret – Some of the buildings do need to be demolished. We just haven't decided what we want to do with them. Chairman Kiefer - Can the building department determine what needs to be demolished? Mr. Halpret – Yes, no problem. Paula Kay – Add a note saying that the Building Department will inspect the buildings and will determine what needs to be demolished. Mr. Sickler – Also add that if the Building Department determines some don't need to be demolished that they have to come back to the Planning Board before they do anything with them.

Mr. Kohn – Detail for the Shul building on the site plan will show the details of the floor plan. The basement in the Shul will be used for storage. We will have a note saying storage only. Mr. Halpret – If we want to use if for anything besides storage we will come back.

Mr. Kohn – We will work with the assessor's office for lot consolidation.

Mr. Kohn - We will be adding more landscaping. Mr. Kohn show the Board where there will be more landscaping. Mr. Wojciekofsky – We show a proposed tree line and we will maintain as much of the current trees as we can so it's not clear cut and then add in additional trees were needed.

Mr. Kohn – A water report will be submitted.

A motion for negative declaration motion under SEQRA was made by Matthew Sush and seconded by Michael Croissant

5 in favor; 0 opposed

Mr. Kohn - Can we get preliminary approval and a start lot clearing approval? Paula Kay – Not tonight. Before you start cleaning we need to determine what is going to be cleared. Mr. Halpret – This project is not for this year anyway. Mr. Kohn – We want to get the Shul done this year. Paula Kay - Set up a meeting with Richard McGoey, Jim Carnell and myself.

A motion for preliminary approval with condition was made by Jim Barnicle and seconded by Matthew Sush

5 in favor; 0 opposed

CHARM ESTATES

295 Ranch Road, Monticello, NY S/B/L: 16.-1-20

Joel Kohn, representative

Shimon Fried, owner of Charm Estates

Chairman Kiefer – The map shows a dumper, but we need a compactor too. Mr. Kohn – The new revised plans show the compactor.

Mr. Kohn - This is a 28-unit project and they will be demolishing 27 units and then will be building 34 new units making it 35 units all together. There will be a new entrance and driveway. There will be a Shul and there are existing wells for water. If we need more wells we will be back to have more wells drilled. There will be a sewage treatment plant with a stream discharge. Chairman Kiefer - I'm not a fan of this kind of sewage plan. Mr. Kohn - There is no other way to do the sewer except this way. This will have to be approved by the DEC, and they will monitor it monthly, yearly and quarterly. Chairman Kiefer - You will go over the sewer treatment plant with Richard McGoey? Mr. Kohn – Yes.

Mr. Kohn –The proposed road will stay. We discussed it with Rich Benjamin, Supervisor of the Town of Thompson Highway Department and he agreed we can leave it as it. This way we won't disturb the wetlands. Paula Kay – Does this change the density? Mr. Kohn - Our density is 1.99 units per acre, making the density ok.

Mr. Kohn -You asked that we identify the type of ownership. They don't have a definite answer yet but most likely it will be Condominiums. Jim Barnicle – We need to know how the property is going to be kept clean depending on the ownership. Mr. Kohn - Like what? Jim Barnicle – Garbage pickup, property lines and other things.

Paula Kay – Recreational facilities? - Mr. Kohn - Right now there is just one proposal pool and maybe some fields. Under the fees it will be just for the 7 additional units, correct? Chairman Kiefer – No it will be for all the building. Paula Kay – Since your building new units the fees are for all your buildings.

Mr. Sickler – The Pool in the front needs a setback. Mr. Kohn – The pool requires 50 ft from property line and that is what it is. Does the board want it pushed back further, we can do that? Chairman Kiefer- Is there stubs and trees around the pool? Mr. Kohn – Yes. Chairman Kiefer – I don't think there is an issue, lets keep it at 50 feet.

EVERGREEN

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

Alan Lord, Project Manager- NY Land and Lakes

Mike Hoyt recused himself from participating in this application.
Chairman Kiefer appointed Arthur Knapp to replace Michael Hoyt

Chairman Kiefer- We need to see what kind of recreation facility you plan on having.
Mr. Lord - I was never told we needed to keep a piece of property for recreation. We are selling them as large recreation lots for second homes. We usually don't include a separate section for recreation.
Paula Kay – We don't expect every developer to have a recreation place when they build. If there is an onsite recreation section built, the board might lower the fees, otherwise they will charge you the Town fees. Mr. Lord- Mr. Gottlieb said I had to come and talk about recreation fees. Is this new? Paula Kay – The Town has always had recreation fees. Mr. Lord – It's \$2,500 with no negotiation unless there is a recreation section? Paula Kay- No you can pitch to the board, then they will go through the criteria and the laws and determine if they can lower the fees. Kathleen Lara – Do you build the houses? Mr. Lord – We sell vacant lands for seconds homes. We thought we were meeting the recreation since they are very large lots.

Matthew Sush – Who do you market to? Mr. Lord – Second homes usually. We usually work in the upper part of the state near Oneonta. Chairman Kiefer – There are eleven lots? Mr. Lord – Yes, 11 lots, 8 acres per lot. Chairman Kiefer – That would be \$2,500 per lot. To reduce you would need a recreation facility and this would have to be in the plans, otherwise its \$2,500 per lot. It's really not that big of a deal since your selling the lots. You can put the cost into the selling fee. Mr. Lord – I thought it was up to the Board to determine the fee and that it was somewhere between \$1,100 and \$2,500. Paula Kay – It starts at \$2,500 and it may be reduced.

A motion to leave at the recreation fees at \$2,500 per lot was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed.

EMPIRE RESORTS REAL ESTATE I LLC (GOLF COURSE)

Joyland Road, Monticello, NY S/B/L: 23.-2-3
George Duke, Brown, Duke and Fogel

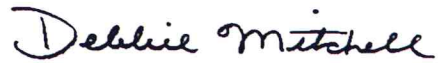
Mr. Duke – I'm her to request a 6-month extension for the site plan approval for the golf course. The schedule for this project starts on May 1, 2018. Construction will start on hole 18 and will finish up on November 30, 2019 making it a 416-day project. The plan is to build it as approved and there might be a few tweaks. Besides the fees and escrow there were two main conditions, they are the DEC permit and the SWPPP and Speedy approvals. There was a water hole that they were going to re-design. The Army Core would then have to be involved and that is going to take time. They are thinking of not doing the re-design of the water hole so then they don't have to have an Army Core approval.

A motion to extended the site plan by 6 months was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

Mr. Duke – They will not be constructing a daycare facility on the casino site. They are contracting with an outside agency located off site.

A motion to close the meeting at 8:11 pm was made by Matthew Sush and seconded by Jim Barnicle
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