



building. The south elevation looks almost exactly the same except for the change in high. The south elevation side will have a connector to the casino. We will come back to the Board for the proposed connector. We are intending to connect the casino with this hotel. Chairman Kiefer – The connector is not part of this site plan? Mr. Duke – The parcel line is right at the edge of this building. Ms. Tinsley – Administratively we have to keep this as a separate project. Mr. Mindrebo- The intent is still do the construction of the footprint all the way through for a connection with no roof structure. Ms. Tinsley - The connector is a glass store front that enters at the basement area. There is a stair tower going to the main level of the hotel to a single stop elevator. You will walk through the connector arrive at a vestibule and go up the staircase or elevator and then you will be on the main floor of the Casino. The north side will be where the main entrance is. There will be lighted Ballard's and store front. Restaurants and retail store will be 8,000 square feet of undefined space on the main area. Whether that's 3,000 square feet is a single restaurant or lobby bar and a smaller restaurant we don't know. We are still working this out with the owner. But we should know more information within the coming months. Retail space is still being looked into, whether they will be true store fronts or something more flexible. We are currently showing a protentional kitchen location. Chairman Kiefer – Originally the store fronts were going to open out to the outside? Ms. Tinsley – There will be glass overhead doors so we can still have some kind of connectivity to the outdoors. The typical floor plan remains the same. On the first level of we sacrificed two guest rooms, they are now a mechanical and housekeeping room. The floor plans for the rooms have stayed the same.

Jim Barnicle – What is the length of the uncovered walk way? Ms. Tinsley – About 200 feet. Jim Barnicle – It crosses no path of any vehicles? Ms. Tinsley – No, it does not and we no longer cross the fire lane. Chairman Kiefer – Originally it was going to be raised? Ms. Tinsley – Originally, we were going to have two sections that were going to cross the fire lanes and we would have had to lift it up for the fire trucks, but since we are not crossing the fire lanes we don't have to raise it up.

Mr. Mindrebo – The connector is not part of this application but keep in mind, that the breezeway would be a main egress point going out of the Casino. There was a discussion of sending people up the hill because the fire fighters will use that corridor. Ms. Tinsley – We provided double doors in the corridor to allow you to get from the egress to the terrace and then go through it. Carl asked that the structure hold the weight of fire fighters and we did that.

Paula Kay reads the resolution of the Planning Board of the Town of Thompson granting site plan approval with conditions.

Jim Barnicle – This keeps the project on the same time line? Mr. Duke – Yes, we also got comments from traffic engineer and from the Towns consultants.

Ms. Biancon – I did not get your site plans so I didn't have any time to comment. Do you have anything additional? Mr. Duke – I will send them to you.

A motion for a negative declaration was made by Michael Croissant and seconded by Matthew Sush  
5 in favor; 0 opposed

A motion for site plan approval with conditions that were stated was made by Jim Barnicle and seconded by Michael Croissant  
5 in favor; 0 opposed

**CHERRY VILLAGE BUILDERS**

Old Sackett Road, Rock Hill, NY S/B/L: 52.-1-17.19

Michael Davidoff, Drew, Davidoff & Edwards, Attorney for applicant  
Brad Cleverley, MJS Engineering

Michael Hoyt recused himself from participating in this application.

Mr. Davidoff – We’ve had some big interest in the property since the casino opened. We were going to file it but didn’t think that would be fair if someone did buy it and wanted to make changes so that is why I’m asking for an extension.

A motion to extend the site plan application for 90 days was made by Matthew Sush and seconded by Michael Croissant  
4 in favor; 0 opposed

**TRANS DIRECT SERVICE INC**

86 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-2-38.2

Glenn Smith, P.E.

Michael Davidoff, Drew, Davidoff & Edwards, Attorney for applicant  
Andrew Wohl, applicant

Mr. Smith – Comment #1: Section 250-6 under the ordinance requiring that multiple uses on the lot must show a public benefit: If you remember there were primary uses for this property, one being the residence and one being the shop. The Zoning Board of Appeals requested we get an area variance on setbacks and lot sizes, just in case we decided to subdivide in the future. That is why we are back before this board.

Mr. Smith - Comment #1 a - It should be determined whether this is a satisfactory benefit: It is because this project created 5 full time jobs.

Mr. Smith - Comment #2: The engineer must verify that the septic system is satisfactory: I did an evaluation last year of the septic system and submitted the report on September 16, 2017 and it showed that it was satisfactory. We have never had an issue with the septic. Chairman Kiefer – How big is the septic tank? Mr. Smith – It’s 1,000 gallons tank with a leach field in the back.

Mr. Smith - Comment #3: Applicant has not demonstrated that all storage trailers and unlicensed trucks and trailers have been removed: All trailers have been removed.

Mr. Smith - Comment #4: Planning Board should review the landscape plan: I'm showing a clearing of 10 foot back, spruce trees and shrubs by the driveway. Chairman Kiefer – You're all set with employee parking at Deb El? Mr. Smith- We have an easement between Deb El and Transdirect. Mr. Davidoff – We have a draft drawn up.

Mr. Smith: Comment #6: Building Department should advise as to whether handicap parking spaces and access to the commercial use will be required: This issue was never resolved. I'm not sure what the state code is. Jim Carnell– You don't need handicapped accessibility.

Mr. Smith: Comment #7: Include a cross-section of the sidewalk between the remote parking lot on Deb El's site to the Transdirect site. This is to be provided on the site plan: We are showing a proposed walkway from Deb El to Transdirect.

Mr. Smith - Comment #8: The site plan is showing a refuse bin for the garbage. The Planning Board should determine whether this is an acceptable size and location: We are showing a 3 x 5 foot enclosure with garbage cans. You stated that you wanted a dumpster but the garbage goes back with the trucks. The garbage being thrown out is just residential.

Mr. Mindrebo – The septic calculations was based on one full time employee. Mr. Smith – One full time and five-part time. Chairman Kiefer – So there is a total of five employees? Mr. Smith – Five of them are drivers and one is full time in the office.

Mr. Mindrebo – Did anyone look at the vegetation plantings? Jim Barnicle – We talked about that last time. Mr. Smith – Originally, we didn't show any on the site plan, but they are there now.

A motion for a negative declaration was made by Michael Croissant and seconded by Matthew Sush  
5 in favor; 0 opposed

A motion for a site plan approval with condition that the town inspects the site was made by Matthew Sush and seconded by Jim Barnicle  
5 in favor; 0 opposed

Paula Kay – Does the Planning Board want to put a time frame on this project to make sure the work gets done? Chairman Kiefer - You will have 90 days to get everything done.

Paula Kay – Please send me a copy of the easement draft to be reviewed. Mr. Davidoff - After I have submitted it. Paula Kay – No, before please. This is a document that the Planning Board needs to review. Mr. Davidoff – Why, I don't think you need to review this document. This is between us and Deb El. Paula Kay – This is something the Board need to look at. Mr. Davidoff – I'll follow the direction of the chairman, but I resent it.

**MAKOVIC HOMES DISPLAY**

Cimarron Road, Monticello, NY S/B/L: 31.-1-93  
John Makovic, Owner  
Glen Smith, P.E.

Chairman Kiefer - Why do you need an extension? Mr. Makovic – Because of drainage.

Mr. Smith – This board gave Mr. Makovic a conditional final approval on January of 2017 and it expired in January of 2018. I had the application in already but wasn't on last month's agenda. Some of the conditions were to get the storm water pollution approval by Richard McGoey office. It's been 90% approved by Scott Quinn, the problem is the infiltration for the SWPPP. We need pretty porce subsoil 6 feet down and this can't be done in the winter so we need an extension. Chairman Kiefer – How long will this take? Mr. Smith – Can't start until the spring when the ground unfreezes. I would like a 6-month extension. The second condition is the septic system on the property needs to be tested. The third item is the sign needs to be designed and then approved by the board. Last item, the Board wanted us to check with the Highway Superintendent about Hoover Avenue on the east side of the property. It is a 25-foot-wide strip of property. Because it's narrow Rich Benjamin said he normally wouldn't take a dedication but he would do it this time. It's basically 25-feet from the center of the Avenue. Basically another 15 feet beyond the right away. These proposed modules are showing a 40 foot side yard setback. So, if we had to hold the setback off the new dedication line it would mess up the whole thing. Is there a way to get around this? Chairman Kiefer – Can we give it a pass? Paula Kay – Not that I can see. Mr. Smith – If its dedicated then it's a strip that's owned by the town. I was trying to avoid having to get a variance. Paula Kay – This is my first time looking at it, and I don't see how you would get around it. Mr. Smith - If we need a variance can the board make a recommendation? Jim Carnell – We don't want this be considered a separate parcel by the county. We just want this to be an easement and if it is an easement it's not going to affect the boundary. Mr. Makovic – Do we have to do this? Mr. Mindrebo – The code says 25 feet off the center line. I know Rich Benjamin has waived this in the past. Mr. Smith – I think this is the way to go. Mr. Mindrebo – We need to read the definition. We need to check to see if it reads anything about road easements. Paula Kay – I believe we need to look into this but I don't think this will impacts us moving forward.

A motion for a 6-month extension was made by Matthew Sush and seconded by Michael Croissant  
5 in favor; 0 opposed

**ISAAC NEIMAN**

42 Gafen Lane, Kiamesha Lake, NY S/B/L: 6.A-1-22  
Joel Kohn

Mr. Kohn – I'm here for a 2-lot subdivision.

Mr. Kohn – Comments #1: The plans show that sewer laterals will be installed within easements along the back of the lots, connecting it to Feldman Circle. This alleviates the need to extend a water and sewer line up Gafen Lane, therefore it would avoid the need for getting NYS Health Department and NYS DEC approval: Just to be clear even without it we wouldn't need a DEC approval. The sewer lines were put in the back of the houses.

Mr. Kohn - Comment #2: We have not received site plans showing details: I'm asks the board if it would be ok to show the building setback? The owner doesn't know what he will be building yet and we don't now were the driveways will be. Mr. Mindrebo – Normally you need to show some details even if it's just a box so we have some kind of idea. Mr. Kohn - I can show some boxes that show the maximum size of a house which would be 60 x 60 square feet. Mr. Mindrebo - Richard McGoey is concerned with the ditch line. Mr. Kohn – That ditch was man made while they are doing construction. Matthew Sush – Do we need proposed grading? Mr. Kohn - It's hard to do proposed grading if we don't know what we're building. They can do a site plan but that might change. They are not subject for a site plan approval, this is for a 2 lot subdivision. Paula Kay – This is a tough situation.

Jim Carnell – Is the lot cleared? Mr. Kohn - It has some trees on it. Paula Kay – Was it cleared previously or partially cleared? Mr. Kohn – There was some work done. The lot was not fully cleared.

Mr. Mindrebo – The code says you need to show the improvements. But it's up to the board how much detail if any do they want to see. Chairman Kiefer - Usually we require some details on the plan. Paula Kay – What can you give the board? Mr. Kohn - I can show the max size of the house. Michael Croissant – I don't want to see it in pencil. Mr. Kohn and Mr. Mindrebo read the town code for a minor subdivisions. Jim Carnell – I know it talks about which lots can be further subdivided. Mr. Kohn – This is part of the lot that can be subdivided. I would like to offer to the Planning Board for conditional approval tonight and then do a site plan showing the driveways. Chairman Kiefer – On the condition of Richard McGoey's approval. Paula Kay reads the Town code. Matthew Sush – Can a verbal description of the proposed property be sufficient for the plans? Paula Kay – Location of existing structures have to be shown as well as intersections and roadways. Mr. Kohn - For minor or major sub divisions? Paula Kay – Minor. Mr. Kohn – They talk about showing structures but not about grading. Paula Kay - I think they need to come back with what the code is asking for.

Chairman Kiefer - You're going to have to come back.

Mr. Kohn - Comment #5: The need for garbage bins or enclosures: I think this has come before the planning board before, not for this project but others and there is no ordinance for garbage bins. Chairman Kiefer - I want to see something concerning the garbage. Maybe make an enclosure for garbage cans. Michael Croissant – We are asking everyone to do this it.

## DEB EL FOODS

64 Kutger Road, Monticello, NY S/B/L: 16.-1-12

David Higgins, Lance & Tully

Mr. Higgins – I had a work session with Richard McGoey a few weeks ago. We have been working on plans for improvements to the site. Some have already been built and they had no approval for it. What they did was mainly the widening of the road, a scale for trucks, oil tanks and other storage tanks in the back. I had the owner provided an application and fees for what was done and what's to be proposed. We are proposing now a cooler addition that is 4,748 square feet off the main building and to replacing the water pump house. The pump house is in really bad shape and needs to be replaced now.

Chairman Kiefer – The widening of the entrance driveway is for short term parking correct? Mr. Higgins – It's staging, so they don't park on Kutcher drive. Chairman Kiefer - We want to have that as a reference on the map. Mr. Higgins – Richard McGoey suggested doing another site plan just for the pump house, which we did. Chairman Kiefer– Will the new pump house be bigger? Mr. Higgins -Yes, it will be 24 x 34 square feet. It's classified as a class 2 action. We would like to get the new pump house approved tonight and then come back with a site plan for everything else. Chairman Kiefer – I have no problem with the pump house.

Jim Barnicle – You have outstanding issues! But if this is a separate plan then those aren't affected. Mr. Mindrebo – Should we be concerned with segmental, SEQRA and breaking this out with those outstanding issues? Paula Kay – Yes and no, were going to have a list of all the items that needs to be address. So, we will consider them when we do the review of the pump house. Jim Barnicle – In other words, everything needs to be rectified, otherwise don't come back. Michael Croissant gave Mr. Higgins a list of issues. Mr. Higgins – These storage tanks in the back will be for water not fuel. We submitted an application and fees for all these comments. So, when we come back everything will be done. We made adjustment to the loading dock area. What we had laid out as parking needs to be adjusted. The architect has already finalized the plans and gave them to us and we just worked out the connection and grading. We finished the storm water pollution and will get these plans to your office.

Chairman Kiefer – There are a couple mobile homes and camping trailers on the property. Mr. Higgins – I know about the two mobile homes. Mr. Mindrebo – The camping trailers are over by the mobile homes. I believe the Building Department sent an e-mail back in January about them. Mr. Higgins – Mr. McGoey asked me about these. I thought this was addressed. Mr. Higgins shows the Board pictures of the mobile homes and trailers. Chairman Kiefer - I'm told that someone is living there? Mr. Higgins – I think the only issue is the trailer behind the mobile home and that can be taken out. Paula Kay – We just want to make sure no one is living there. Maybe we can have the Building Department can do an inspection.

Paula Kay– Do you have just a site plan with just the pump house? Mr. Higgins – Yes, Mr. McGoey asked us to submitted one. Mr. Mindrebo – This has been submitted? Mr. Higgins – Yes, you should have one. Mr. Mindrebo – Is the pump house part of the SWPPP? Mr. Higgins – Yes.

Mr. Higgins – I thought we were exempt for SEQRA, because it qualifies for type two actions. I will refer to your Attorney, but that's what I thought.

A motion for a negative declaration for the pump house was made by Jim Barnicle and seconded by Michael Croissant  
5 in favor; 0 opposed

A motion for site plan approval for the pump house with condition that Richard McGoey Office and the Building Department review was made by Michael Croissant and seconded by Michael Hoyt  
5 in favor; 0 opposed

**KEREN FIELDS, LLC**

Sunset Drive Ext, Monticello, NY S/B/L: 48.-1-22.21 & 28.-1-33.1  
Glenn Smith, Engineer  
Joel Kohn,  
Jimmy Horn, applicant.

Mr. Smith – This property is on Sunset Drive and Sackett Lake Road and about five or six years ago we almost got final approval when the Perillo brothers own this property and sub divided it ruffle into 18 lots. Mr. Horn also bought another piece of property next to this property. There is about 44 acres total now. There are basically 11 lots for a subdivision along Sunset Drive and Sackett Lake Road. The zoning requires 40,000 square feet giving us around 1 ½ acre per lot that will have a well and a septic system on them. Lot 13 is setup as a cluster development. Which is allowed in the SR zone and it must be more than 10 acres, which it is. It's almost 23.9 acres. Mr. Horn wants to put in a main house and four small houses for a cluster development. We will need a common water supple and a common waste water disposal. We will have a central septic system for those units and a well or two that the Health Department requires. When we did this last time, we did perk test and we will need to do more this time. Chairman Kiefer – Will each lot have separate water and septic system? Mr. Smith - Yes. Paula Kay – There is a provision in our cluster, generally what the Board does, is refer it to the Conservation Revisory Council. You don't have to it's up to the Board. There is also a provision for you to review recreational faculties, enhancement or protection of wild life, protection of surface water quality, and protection or enhancement of scenic quality.

Mr. Smith – There are federal wetlands that were delineated in 2006 and we will have them delineated again. One other item, Mr. Horn wants to have is farm animals. Zoning SR does not permit farm animals; therefore, the applicant would like to propose a zoning change to RR2, allow up to 10 farm animals. This is just for lot 13. Michael Croissant – How many acres is that lot? Mr. Smith – It's about 10 or 12 acres. Chairman Kiefer - You will have to go before the Town Board for the Zoning change. Paula Kay – And then come back here for a recommendation. Mr. Kohn - The Supervisor said we should come here first and present the project then go to the Town Board.

Mr. Smith -Lot #12 has a community building and recreation area on it that will be used by member of the community and we will have to form a HOA. We would need a HOA for a cluster anyway. There are



a few different things going on. There is a sub division, cluster development and re-zoning from SR to RR2.

Jim Barnicle – Will the 11 lots have access to the recreation facilities? Mr. Smith – I believe so. We will be having a private road from Sunset Drive through lots, 1, 2, 3, 4, and 5 in the back to Sackett Lake Road. Sackett Lake Road is a county road and they don't want several roads going to it. This will most likely be a private road built to town specs. Michael Croissant – Are most of these homes single family homes? Mr. Kohn - Yes. Paula Kay- Will there be a provision for no future subdivision on these lots? Mr. Smith – Code says we can't have any. Chairman Kiefer – Will these be duplex homes or two separate buildings? Mr. Smith – Duplex. Matthew Sush – The entrance/exit site is not too close to any driveways is it? Mr. Smith - There were provision in the past that there was no left hand turns allowed, but now they can. We will have to get a county permit and at that time we will discuss the site distance.

Mr. Mindrebo – Can you have an accessory building without a primary building? Mr. Smith – We will be splitting the lot without subdividing.

Jim Barnicle – This almost begs for a walking trail. Mr. Smith – Mr. Horn would like a walking trail, it's just not shown.

Michael Croissant – Next time show how many houses will be duplex's.

#### **ICHUD FOUNDATION**

240 Forestburgh Road, Monticello, NY S/B/L: 28.-1-22

Tim Gottlieb, P.E.

Rabbi Schwartz

John Cappello, Jacobowitz & Gubits.

Mr. Cappello – Rabbi Schwartz contacted us back in 2014 when the applicate got an area variance for 2.63 units per acre. The site plan was approved for the fourplexes at that time. But only the duplexes were done because of a fire code issues. So only half the units permitted by the ZBA variance were built. When the variance was granted there was a typo in the minutes that said it was granted for 2.51 and it should have been 2.63 units per acre. We are here to build the remaining six units. Six new duplex buildings with two apartments in each making it eighteen bedrooms in all. Rabbi Schwartz – There will be five bedrooms per units. Chairman Kiefer – Five bedroom per unit making it ten bedrooms per building? Rabbi Schwartz – No, it's six bedrooms per duplex. Mr. Cappello – It will be 12 units for 6 duplexes. Each duplex will have 6 bedrooms giving us a total of 36 bedrooms for the 6 duplexes.

Mr. Mindrebo – Besides density we are looking to make sure the unshielded light has been corrected as a condition from the previous approval. Rabbi Schwartz – They have been removed. Mr. Mindrebo – I'm sure Richard McGoey will want to do a field visit. Conditional of the duplex should include the road needs to be fixed and the speed bumps are not property installed. Rabbi Schwartz – Right before the winter we went back and forth with the DOT and we now have an agreement with MBL to get this done. The roads will be blacktopped.

Paula Kay – How did we get to the numbers. Jim Carnell – When they got approval last time how many number of quads were approved? Mr. Cappello – Six quads giving us 24 bedrooms and we build 7 duplexes instead of quads. Paula Kay – Seven duplexes were built? Jim Carnell – Instead of six quads? Mr. Cappello – Yes, seven; four-unit buildings were approved. Seven; two-unit builds were built and we are looking to now build six; two unit buildings now to be approved, giving us two units less then what was approved.

Mr. Mindrebo – As far as driveway improvements is there any drainage involved? Rabbi Schwartz – Yes. Chairman Kiefer - When do you think you will be doing this? Rabbi Schwartz – As soon as spring gets here. Mr. Mindrebo- As far as the handicapped parking, fourplexes in the vicinity of the sixplexes have been inappropriately signed without benefits of a “No Parking” sign and striping must be repainted. Mr. Gottlieb – Parking area will be moved. Paula Kay – Is that shown on the plan? Michael Croissant – Is it paved? Rabbi Schwartz – Yes, paved but not striped yet and there is a handicapped sign.

Mr. Mindrebo – Applicant for six duplexes or 12 units requires variances. Any other variances need to be identified on the site plan. Chairman Kiefer –That was done.

Mr. Mindrebo- The Planning Board should consider a paved access drive and future submissions should include site grading and drainage plans and SWPPP.

Mr. Mindrebo- Site utility plans both existing and proposed should be provided at the larger scale. All water and sewer laterals and sewer line extensions include details of construction are to be provided. Details of construction of all improvement around the duplexes are to be provided. Mr. Gottlieb – That will be all provided

Mr. Mindrebo – Parking calculations are to be provided to verify adequacy of parking for both existing and proposed units. The Board should review the letter received from the Village of Monticello dated November 13, 2017. Chairman Kiefer – Has this been addressed? Mr. Mindrebo – The village provided a letter, has everyone on the Board seen it? Mr. Mindrebo showed the Board the letter.

Michael Croissant - Is there supposed to be something about the size of the line? Jim Carnell – I never saw the completed report. I don't know if the Village has decided the outcome yet. Michael Croissant – So there hasn't been any kind of outcome yet? Jim Carnell – I don't know. Michael Hoyt- This letter say's six units not six duplexes. Mr. Mindrebo – Make sure the Village clarifies all these details. Paula Kay – Now that we know the number of bedrooms you need to provide the village with more details. Mr. Cappello. – We will follow-up. Rabbi Schwartz has been working with the village to do improvements.

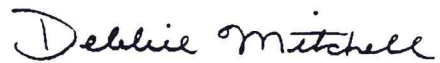
Chairman Kiefer – During the work session we decided that we should do a Public hearing. Mr. Cappello – When we approved the quads we did a public hearing and hopefully we have addressed these issues. But this is your decision. Rabbi Schwartz –In 2014 we did a public hearing. Jim Barnicle – A lot has changed in four years. Paula Kay - Based on the interested that has come out tonight we should do a Public Hearing.

A motion to have a public hearing on April 25, 2018 made by Matthew Sush and seconded by Michael Croissant  
5 in favor; 0 opposed

Mr. Cappello – Can we start the paving before the public hearing? Mr. Mindrebo – Yes, that's just maintenance.

A motion to close the meeting at 8:43 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