

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, August 22, 2018



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

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

PUBLIC MEETING

ICHUD FOUNDATIONS, INC.

240 Forestburgh Road, Monticello, NY S/B/L: 28.-1-22
Tim Gottlieb, P.E
John Cappello, Attorney

Notice is hereby given that pursuant to the provision of §250-55 of the Town of 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, NY on August 22, 2018 at 7:00 p.m. to consider the application of: ICHUD FOUNDATION, INC. for site plan review in accordance with §250-7 & §250-8 of the Town Code of the Town of Thompson.

The property is located is located in the SR/RR1 Zone at 240 Forestburgh Road, Monticello, NY: S/B/L: 28.-1-22

Satisfactory proof of mailing was provided to the Board.

Mr. Gottlieb – We are proposing 6 duplexes at the rear of the property on the Northern side. They are going to expand the access drive and put in 24 parking spaces and extend the water and sewer to the building and also add an addition parking area at the south end by the Shul. The planning board is requesting us to get Health Board approval for the water system and we need to get the storm water prevention plan done too.

PUBLIC COMMENT

Dr. Leidner -They are asking for an expansion but yet they still have open violation. So why do we keep coming here for new request when they have open violations? They are requesting 6 duplexes, by adding these duplexes you will be adding lots of people to this area. Right now, the water is coming from the water table and there is a shortage in the area already. A few years ago, we had to drill a new well at our place because we had no water. They said they were going to upgrade the sewer and I don't think this has been done. I don't understand why they keep asking for more things every year that supersede the rules and regulations that we all have to follow. This is a limited piece of property

and there are thousands and thousands of people and children on this property. When will they reach their limit?

Chairman Kiefer – Any questions or concerns that the public has will be addressed in writing.

Paula Kay – These responses will be put up on our website after the applicant answers them.

Jim Barnicle – Every project that comes before this board that has any outstanding issues can't move forward until those issues are taken care of.

Ira Simon. – I have a time line and would like to go over it. In January 2017, there was a Zoning Board Association meeting and at the meeting they turned down the variance request. Mr. Sager responded to the variance request. Mr. Simon read a letter to the board about the sewer system and how Mr. Sager responded to this variance. He also read the letter that he wrote to Mr. Sager in April 2018 in response to Mr. Sager's letter in regards to the septic system. In May 2018 I FOIL the request for the information about the sewer system from the Village of Monticello. He got a response and is willing to submit all this info to the board. This information starts in September 11, 2014 with a bill of \$46,000 and ends in June of 2016 with an e-mail. This e-mail talks about the replacement of the sewer system. I'll submit this to the Board as well. Paula Kay – Who wrote the e-mail? Mr. Simon – Anthony Egan, of Barton & Loguidice. Paula Kay – He no longer works there. Mr. Simon – I took it upon myself to talk to the Sewer Department from the Town and Village. It is my understanding that there is still a problem with the sewer system on Route 42. And according to the Village there has been no upgrade to this system. This information was from 2 or 3 months ago. My solution for the water is to have the Village provide the water otherwise the water table will not be able to provide for all these people. I would like to know how many people are in the camp during the summer. You said if there are any open violation nothing can move forward, I appreciate that. I would like to know when were those violations noted and when was the most recent inspection done? Logan Morey – The last inspection was this summer.

Allison Herzog – I went to the Town of Thompson tax map ID and property data and supposable there are 417 units on this property already. If we take about 10 people per unit we are looking at 4,100 people using water and sewer. There is also a day camp, men's Mikvah, women's Mikvah. I'm also told they want to expand the men's Mikvah. We need to know where is all this water going to come from before we allow further development and more people to use this property.

Robert Fleischman, Jacob Drive – Most of us here want to have as much property as we can so we can enjoy the space and the children can enjoy the space. But if they want to saturate the acres with as many people they can I believe that's a problem.

Gerald Fielding, Jacob Drive – It has been brought up that there a number of well that have dried up and had to be re-drilled using dynamite to open up a water vein. I did a little research and came up with the NY Environmental Conservation cone of depression when it comes to water all around this area. There was a building moratorium because of the lack of water. Mr. Fielding reads the Cone of depression: "The zone around a well in an unconfined aquifer that is normally saturated, but becomes unsaturated as a well is pumped, leaving an area where the water table dips down to form a cone shape. The shape of the cone is influenced by porosity and the water yield or pumping rate of the well. The land surface overlying the cone of depression is referred to as the area of influence." I have seen

no evidence of any professional hydrologist to test for the water in our area. There were houses build in our area that had to dig two or three well before finding water. Several years ago, ICHUD said they had over 10,000 people living there and everyone of them are using water and no professional survey has been shown to us about what is here for the water table. We have had problem with our water for over 40 years. And we should have a professional hydrologist do a survey's.

Fraida Ernster, Resident of ICHUD – Ms. Ernster explains to the Board what it's like to live in their Third story Condo in the city as well as how great it is to live here in the summer. Ms. Ernster also talks about other family members who live at ICHUD and what they do at ICHUD and how it help's them with there schooling. I came to ICHUD because it was very affordable and this place has all the amenities that we need especially since we don't have a car. ICHUD has a very good educations system with five departments with very educated teachers. Rabbi. Schwartz makes sure our kids are safe all summer long. Our children are served with nutritious meals. ICHUD is an incubator for leadership and careers. This is a great place for Grandparents to stay so they can be involved with their grandchildren and watch them play.

Mr. Steinburg, Resident of ICHUD – Standing here I reminded myself of the last time I was here some 17 years ago and the place was packed. That was the first time I stayed at ICHUD. I don't see the same people here tonight. These people were very intense about us coming here. I meet these people every morning while going for a walk. They ask me all the time, when will you be back. They changed their mind and said to me that we are very nice people. The issue back then was the same as it is today, that we are going to take away the water and sewer. Maybe there is an issue with the water but we will take care of it. Rabbi. Schwartz takes this place very serious. He doesn't see this as a business but as his life. All these kids want is 2 months' worth of fresh air. I'm hoping that the Town will help us work through these issues. The Health Inspector tells us that ICHUD is the nicest place they ever see. We have never had any issues. I would like the Town to look into the Taxes and see how many taxes are coming from our place. There is a development across the street from us and there are cops there all the time. THE USA was built with open arms and to flourish. We just want to expand a little. I'm asking the neighbor's and the Town Board to look into the issues and I hope we can work it all out.

Tom & Lynn Fogarty, Hamilton Rd – Mrs. Fogarty - I live on Hamilton Road and our concern is our water. We notice that our water pressure is lower in the summer then in the winter. Mr. Fogarty - 35 years ago I bought a home and before I bought the home I checked with my lawyer to make sure I could expand my home. If I couldn't have done, it I would have never bought it. My concern is the same as everyone else, water and sewer.

Joel Kohn – I want to clarify about the number 417 that Ms. Herzog talked about. The number 417 is actually the property class code for the property. The assessor assigns your residents a number and if you look up your property you will see what your number is. 417 is for cottages and 210 is for single family homes.

Mr. Perlman partner with Rabbi. Schwartz – I wanted to clarify the number of people on the property. Someone said 10,000 but it's more like 1,500 or 1,600 people on the property. When we bought the property there was 8 or 10 wells and we are only using 3 wells for the last 20 years. I don't' think we are

taking any water away from anybody. Those 6 new units should not affect the water and we won't have to drill any new wells. We were in negotiation with the Village on the sewer system. We followed everything they asked for and partially upgraded the system. We are waiting on the plans for the new pump station. We monitor the sewer daily and we have not seen any issues. We have no safety violations and we still have some building issue that are still open. We are trying to address those open violations. We are good neighbors.

Patti Sonnenschein, Rock Hill – I agree with many things you have said about your children. We have to balance the density. When will the density become unsafe for your children? We should be able to coexist together. We all have to think about what kind of quality of life we want to have. You said you live in a small place in the city and that is your choice. You could live in a larger place 12 months of the year.

Gerald Fielding, Jacob Drive– I want to state the issue about the wells on the property. There is only so much water in the water table. It won't re-generate itself each time you tap into it. If you extract more water than there is in the water table your going to run short.

Mr. Perlman – When we bought the property the density was 4 per acer and it was then reduced to 2 per acer. We can't expand anymore after this.

John Cappello, Attorney – I want to thank you and that we will have the comments and responses in writing. We will tell you exactly what the outstanding violation are and where we are with those violations. Also, about the sewer and water. The number of units that were approved by this Board back in 2013 were for 4-plexus and they are now duplex. It was 12 units in 4-plexus are now 12 units in duplexes. This was changed because of Building Code change. The application is not looking for more units they are just different types. We are not looking for an increase in density.

Paula Kay – Mr. Cappello, we can get you a copy of the tape since the minutes won't be ready until next meeting. After you are done addressing the questions we will put you on the Agenda.

A motion to close the Public hearing was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

PUBLIC COMMENT CLOSE

COUNTY OF SULLIVAN, IDA/FRONTIER INSURANCE

195 Lake Louise Marie Road, Rock Hill, NY S/B/L: 52.-1-1.3.
Glen Smith, engineer

Notice is hereby given that pursuant to the provision of §250-55 of the Town of 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, NY on August 22, 2018 at 7:00 p.m. to consider the application of:

COUNTY OF SULLIVAN, IDA/FRONTIER INSURANCE for site plan change of use in accordance with §250-10 of the Town Code of the Town of Thompson.

The property is located in the HC-1 Zone at 195 Lake Louise Marie Road, Rock Hill, NY S/B/L: 52.-1-1.3.

Satisfactory proof of mailing was provided to the Board.

Mr. Smith - This is a 30-acre parcel that is the existing Frontier Building and the Federal Bankruptcy Court has ordered us to subdivide the parcel to create two 15.2 acres lot subdivision. We submitted two applications to the Board. We came before the board last meeting for a 2-lot subdivision from the IDA and the other application was the Frontier building modification plan because the Frontier Building will not just be used for business office but also for a medical facility and research center. The first floor will be a medical clinic which is an extension of the medical clinic in Harris. The size will be roughly a 5,000 square foot area on the first floor along with an education space and this will be a 10,000 to 15,000 square foot area. On the second floor there will be an 18-bed specialty hospital roughly 18,000 square feet. On the third floor it will have a research institute for brain and body health roughly 10,000 square feet and administration office which will be around 10,000 square feet. The Center for Discovery is in contract to purchase the building and the parcel with Nanna's house on it. If for some reason the Nanna house parcel does not get sold the parcel with the Frontier Building can still operate self-sufficiently since it has its own water and sewer system. We are showing on the site map roughly 250 parking spaces for the proposed Frontier Building parcel. If the Center doesn't acquire Nanna's house we have plenty of room to build parking. One of the conditions the planning board asked for was to have the final survey maps done and that was done last week. We are looking for a change of use for site plan modification.

PUBLIC COMMENT

Chrissy Walsh – I'm President of the Rock Hill Businessman Association and a resident of Rock Hill. We take everything very seriously in Rock Hill. For seventeen years we have been looking at a deteriorating building. We are excited that The Center for Discovery is coming to Rock Hill and we are here for support.

Jim Barnicle – The purchase of the Nanna house parcel is still up in the air? Mr. Fanslau - We have an agreement to purchase this parcel from the current owner.

Paula Kay – They amended the site plan to show the required number of parking in this parcel, so they are in compliance with the code.

A motion to close the Public Hearing was made by Michael Hoyt and seconded by Jim Barnicle
5 in favor, 0 opposed

PUBLIC COMMENT CLOSED

Chairman Kiefer called the meeting to order at 8:02 p.m.

A motion to approve the minutes August 8, 2018 was made by Matthew Sush and seconded by Michael Hoyt
5 in favor, 0 opposed

COUNTY OF SULLIVAN, IDA/FRONTIER INSURANCE

195 Lake Louise Marie Road, Rock Hill, NY S/B/L: 52.-1-1.3.
Glen Smith, engineer
David Fanslau

Chairman Kiefer - There has been no opposition from the public tonight so we're are going to act on this tonight.

Mr. Smith goes over the comments:

Final survey's map needed to be done: Mr. Smith shows the map that will be filed.
Shared uses from the two lots: The only shared uses are the drainage from the two parking lots. The drainage from Nanna's house parking lot goes through our parking lot pipes into the stormwater basin and that is the only shared use. Richard McGoey – Is that shown on the survey map? Mr. Smith - No. Richard McGoey – Please add it. And if you could get Paula Kay the maintenance use agreement and copy me please.

Mr. Smith - Sewer and water are separate for both parcels and they both have separate wells. Richard McGoey – And the SWPPP with be a condition approval? Mr. Smith -We have ruffle 130 parking spaces on the Frontier parcel and in the event, we don't get Nanna's house parcel I came up with 125 parking spaces needed for the Town Zone. I added a few more parking spaces based on the Centers methods for having visitors and came up with 215 spaces. Richard McGoey – If you can keep the parking under an acre we will be happy and you won't need the SWPPP then. Mr. Smith - I can keep it under an acre.

Matthew Sush – When will you know if you have to build the parking lot? Mr. Fanslau – Demo and interior remodeling will be 18 months to two years. We will know before the end of the construction if we need the additional parking or not. Paula Kay – The lot will stay on the site plan and if they purchase the other parcel they will come back and take it off the site plan.

Jim Barnicle – Can you lease the parking lot? Dave – We have a verbal agreement to purchase the other parcel from whom ever the district courts determines is the new owner.

A motion for negative Dlaration motion under SEQRA was made by Matthew Sush and seconded by Jim Barnicle
5 in favor; 0 opposed

A motion for a site plan modification was made by Michael Croissant and seconded by Matthew Sush
5 in favor; 0 opposed

ICHUD FOUNDATIONS, INC.

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

Tim Gottlieb, P.E

John Cappello, Attorney

Mr. Perlman

Mr. Cappello - In 2017 ICHUD got an approval for the Mikvah and school and the condition was to replace the fence and 250 feet of the fence has been replaced. The cost was much more then they expected. We would like to get an extension on the time to build the fence. It was supposed to be done by the close of the 2018 season. Can we get a condition to allow them to use the Mikvah as long as we get the fence done by the opening of the 2019 season?

Paula Kay – Did you get money from Sullivan Renaissance? Mr. Perlman – Yes. Paula Kay – How much? Mr. Perlman- I don't know exactly. The whole fence is around 3,500 dollars. Chairman Kiefer - You got about half done? Richard McGoey – No, about a third. Mr. Perlman – We are hoping to have it done by the end of next season, but we really would like to build the Mikvah this year. Can you give us an extension? Paula Kay – What they are looking for is an extension on building the fence but to modify the agreement so they can start to build the Mikvah since the agreement was based on the completion of the fence.

Jim Barnicle – You can do a Bond if this is not done by 2020. Michael Croissant – 2020 is two years! Mr. Cappello – They are saying they will have it done by the end of the 2019 season. Michael Croissant – I think they need to get it done first.

Kathleen Lara - We are not picking on them but just want to make the fence look better since this is the entrance to the Town of Thompson. I remember that this was a promise to make it look better. Mr. Perlman – There are a lot of poor looking fences in our area. Kathleen Lara – I agree but that was the agreement. Mike Hoyt – If you couldn't do it, then you should not have agreed on it. Mr. Perlman – But we didn't know how much this was going to cost. Michael Croissant – You can build 6 more building but not finish a \$3,500 fence!

Mr. Cappello – Can we change the condition that they can't get a Certificate of Occupancy until the fence is built? Paula Kay – I would caution the Board about doing that since we have had issues with this developer and people occupied a building without a Certificate of Occupancy. Mr. Perlman – If we don't get this fence done in time then we are going to have to come back here again and have another public hearing and go through this procedure all over again. Richard McGoey – You can get an extension.

Mr. Perlman – We really need the Mikvah. We can take down the fence by the parking lot and the study area. Chairman Kiefer – In front of the Synagogue there are no kids and they want to take that fence down.

Michael Hoyt – When were you looking to start the Mikvah? Mr. Perlman – As soon as we get approval from the board. Chairman Kiefer – What do you think about the fence Richard McGoey? Richard McGoey – I believe it should be all the way along the property. Michael Hoyt – That is what they agreed on.

Paula Kay – Do you know the date of the approval for this fence? Logan Morey – I think it was April 26

Chairman Kiefer - The consensus of the Board is to have the whole fence done and that was the original agreement.

Richard McGoey- It was a two-phase fence. Phase 1 was supposed to be done by April 26, 2017 from the store to the dining hall. Phase 2 was the dining hall to the end of the property, and that was supposed to be done before 2018 season.

Paula Kay – Read the original approval from the Board back in 2017.

Mr. Perlman – Can we do another type of fence to finish it? Chairman Kiefer - Either finish with what you have now or take the whole thing down and start again with the new fence.

Richard McGoey – We found garbage on the tennis court. Mr. Gottlieb – They cleaned it up. Chairman Kiefer - They were cleaning it up today but, there was still a lot of construction material laying around.

Chairman Kiefer - The new fence that you have done so far is looking very good and it you should continue to be done with that type of fence.

Mr. Perlman - I'm asking for a favor from the board to allow us to start the Mikvah.

Mr. Cappello – Can we get a condition to allow them to get a building permit for the Mikvah based on the fence being completed by May 1st. On May 1st your Building Inspector will come out and make sure the fence is complete. If it's not done they can't use the Mikvah.

Michael Hoyt – We wouldn't be having this discussion if they had completed the fence by June 2018. They agreed on this condition last year.

Paula Kay – The Board has spoke and the fence needs to be done.

CONCORD RESORT

Concord & Kiamesha Lake Road, Monticello, NY S/B/L: 9.-1-36

Kevin McManus,

Henry Zabatta, consultant

Mr. McManus – We are looking for the extension for the hotel site. We want to make sure that what we are planning on doing will be appropriate for this site. We believe strongly that the water park will complement the Casino and help bring families to this area. Our plan has always been hospitality with a

spa and convention center. We are not confident at this time. We prefer not to proceed with a whole new design since it would be timely and costly. We request that the board be patient with us. We are committed to the Catskill area. We are working on the demolition of the old Grossingers site now and we are 60 to 90 days away from financing the Concord Fairways site and would like to proceed with that project as well.

Paula Kay – We need more info on this project.

Mr. McManus – We would like to do a hotel with a spa and small convention center since 2016. We have made a few modifications since then. We still think this is the right project and maybe there will be a time share component of this hotel. We think we need more inertia to get lenders to see this site as a hotel site. This has been our plan all along, we believe this will happen after the waterpark opens.

Paula Kay – In 6 months the waterpark will be open.

Kathleen Lara – And other housing project will be starting in that time frame too and that may help too.

Chairman Kiefer – Is six months ok? Mr. McManus – We would like one year. Paula Kay – We can't do one year. Mr. McManus – We have performed a lot of base work and we know we need to go through the whole nine yards again. We are hoping the Board will recognize the value of having the site plan approval in place to help carry us with lenders looking at this project.

Richard McGoey – I have no problem with a 6-month extension. Jim Barnicle – That would bring you to March 1st. Mr. Zabatta – It's actually March 15th. We are going from September 15th to March 15th.

Paula Kay – I ask that the next time you come in you come with a time line.

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

ROBERT KONIAK

30 Stratford Road, Rock Hill, NY S/B/L: 52H.-4-11 / 52H-4-13

Robert Koniak, owner

Michael Hoyt recused himself from participating in this application.

Chairman Kiefer appoints Kathleen Lara to replace Michael Hoyt.

Mr. Koniak - Last year I purchased a lot adjacent to my property. I would like to combine the lots.

Chairman Kiefer - Is Emerald Green Homeowners Association aware of this? Mr. Koniak – Some are, the issue is that they don't have a meeting until Aug 26, 2018. Heather told me to come to this meeting and present my application.

Chairman Kiefer - Can we approve it on a condition that Emerald Green approves it?

Paula Kay – You can do whatever you want independent of Emerald Green but normally we like to see what they have to say. I hate to make a condition on a private Homeowners Association, however he can't do anything if they don't approve it.

Richard McGoey – Can the board allow an administrative approval from myself and Jim Carnell to approve this project after the Emerald Green meeting? Paula Kay – Yes.

A motion for a lot combination was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

EPT CONCORD II, LLC

888 Resorts World Drive, Monticello, NY S/B/L: 23.-1-52.1

George Duke, Brown, Duke & Fogel, Attorney

Charlie Degliomini, owner

Michael Croissant recused himself from participating in this application.
Chairman Kiefer appoints Kathleen Lara to replace Michael Croissant.

Mr. Duke – We are here in conjunction with the landlord Adalar and asking for a minor site plan amendment.

Mr. Degliomini – We have been open for about 6 months and we are just starting to operate our business. This business is ready to bring in the high rollers and they demand point to point transportation. We can't have them come to the airport and then be driven here. We picked a great spot for the Heliport in the back-parking lot. The helicopter will land and then the guest will walk into the back of the building.

Jim Barnicle – You said if necessary they will be walked in. Will there be a striped path? Mr. Degliomini – In all likelihood they will not walk. They will come off the helicopter and be driven to the front of the building or into the garage area.

Paula Kay – The helicopter will be either private owned by you or your clientele?

Mr. Degliomini – We don't operate them. We will charter the helicopter.

Richard McGoey – The temporary trailer, there is a concern on how long it will be there?

Mr. Degliomini – We don't think anyone will ever need to go into the trailer. The car's will be waiting for the helicopter. We don't want to keep it there since we really don't know if we will need it or not. I'm thinking it will be there no more than 1 year.

Richard McGoey – All the other questions have been answered.

Michael Croissant – The Casino will not need any kind of FAA approval. This is only needed if there are 10 or more take off's in one day.

A motion for negative declaration motion under SEQRA was made by Matthew Sush and seconded by Kathleen Lara
5 in favor; 0 opposed

A motion for a site plan minor modification with a condition on the 3 items, consulting comments, all fees are paid and then the chairman can sign the maps was made by Matthew Sush and seconded by Kathleen Lara
5 in favor; 0 opposed

LAKEVIEW ESTATES, LLC

358 Fraser Road, Monticello, NY S/B/L: 10.-8-8.3
Joel Kohn
Ben Mossberg, developer

Mr. Kohn – We are here to get final approval of this project.

Mr. Kohn goes over the comment:

Comment #3 – Planning Board Attorney needs to advise if the Homeowners Association (HOA) documents have been reviewed. Mr. Mossberg – We don't have a HOA as of now. Can we put a note on the site plan stating that? Paula Kay– That's ok.

Comment #5 – Planning Board approval of 5 or more bedrooms per dwelling. – The plans have always been to have 5 bedrooms. Richard McGoey – We don't want to have an issue with the lower level. Mr. Kohn - This was approved for 3 bedrooms upstairs and 2 downstairs. Richard McGoey – Did you give us floor plans for all? Mr. Kohn – We submitted floor plans for 3 bedrooms upstairs and 2 downstairs. Jim Barnicle – When your building now, there will be bedrooms in the basement? Mr. Mossberg – I want to have the option to put bedrooms in the basement. We are talking about site plan approval. When we purchased this project, we were told by the Town that there were issues with bedrooms in the basement in other places. I was told by Billy at the Town that we should construct right from the beginning to show bedrooms in the basement so if we decided to put them in there later there will be no issues. And we did that. Mr. Kohn – A note will be added that no more than 5 bedrooms per unit.

Comment #6 – Details of the sewage pump station needs approval. – The project received DEC approval back in May and I dropped off a hard copy of the approval. Water was approved by the Department of Health and the approval was sent to Richard McGoey office. Richard McGoey – We still need to look at the pump station for the Towns acceptance. Mr. Kohn - All of the comments you sent have been addressed and approved by the DEC for the pump station.

Mr. Kohn - Trees where marked as do not disturb and they were disturbed. - Everything was staked out put there was a mistake on the plan and they were disturbed. Mr. Kohn shows the Planning Board the site plan of where the trees were disturbed. Richard McGoey- I recommend that you should take trees

from another area and put them in to that area. Mr. Mossberg –We talked about this at the work session. You can't dig up one tree without taking down 10. It's also going to cost \$5,000 to \$10,000 to dig up and move the trees. We were thinking of putting in shrubs instead. Paula Kay – You need to replace those trees with large trees. If this was the fault of the contractor then maybe they can help with the cost. Mr. Mossberg – I am adding trees to this area where they were taken out. Mr. Kohn - The developer would like to not add trees to the tennis court. Normally you don't put in tree's in front of tennis courts. They like to see what's going on. Richard McGoey – You can put in shrubs! Mr. Kohn - They can add shrubs but they don't get maintained. Mr. Mossberg – The issue is that they don't take care of them. Paula Kay – This is a rental so whoever cuts the grass should take care of the shrubs.

Mr. Kohn - Another comment was about the garbage being taken care of. The garbage is in can's and its picked up 2 time a day and then put in the compactor. Richard McGoey – Where do those cans go after they are empty? Mr. Mossberg – In the basements.

Richard McGoey – I think the number of trees and shrubs in front of the house's is lacking. Matthew Sush – I agree. Mr. Mossberg shows the Board pictures of tree that Mr. Kohn took. Mr. Mossberg - But if the Board want more we will do it.

Comment #11 - Stormwater management should have fencing. - The stormwater pads will be fenced in with chain link fencing. Richard McGoey – Is this on the site plan? Mr. Kohn - Not yet. Richard McGoey – You can use split rail fencing. Mr. Mossberg – I'd rather use chain link fencing so the kids can't get into the area.

Paula Kay – Storage units for toys has been an issue with other projects. Mr. Mossberg – Throughout the summer the bikes are coming out of the house and the kids ride them. They don't store them every day since they use them all day long. The maintenance equipment is under the house of the caretaker. Chairman Kiefer – We want something for the kid's bikes. Mr. Mossberg – If we put storage units by all the houses you will still see all the bikes throughout the summer. They will ride the bike and leave them outside the house. At the end of the summer their bikes and toys will be stored in the houses.

Paula Kay – How long do they rent these units? Mr. Mossberg – Three or four years. Mr. Kohn – if you look at the pictures here you don't see any bikes or toys. Chairman Kiefer - When were these pictures taken? Mr. Kohn - Today at 5:00 p.m. Jim Barnicle – If they are going to have bedroom in the basement then where will the bikes be stored? Mr. Mossberg – We will make a storage space in the basement for the toys.

Mr. Kohn - Can we get a conditional final approval tonight? Richard McGoey – I'm not ready for it yet.

NOB HILL

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

Jay Zeiger, Esq

David Spears, owner

Mr. Zeiger - Randy Wasson has submitted the revised SWPPP to Richard McGoey. We had a conditional final approval with technical conditions and bonding requirement. The developer has waited for the summer to end and they would like to begin construction.

Logan Morey – There are outstanding Fire inspection issues since last year, that have not been finalized. They are from September 2017. Mr. Zeiger – Who has them? Logan Morey – Ben Halerstam. Mr. Zeiger – Ben Halerstam is still part of this?

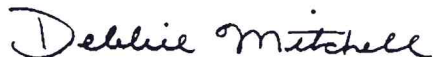
Paula Kay – Those issues need to be resolved first. We have figured out the restoration bond. Mr. Zeiger – I did not know about the issues.

Mr. Spears – I believe the issue were all taken care of. Logan Morey – No, I went there this year and nothing was done. Mr. Spears – I was under the impression that is was done. Logan Morey – We started to do the inspection and ended up cancelling it because they were not ready for the inspection. Mr. Spears – They put in smoke and carbon detectors this spring. Logon – I went to the Casino building first and then we decided to not go any further since they were not ready. Paula Kay – We are not going to shit here and argue with Logan Morey. She is the code enforcer and if she says your not ready you not ready. If you believe that everything has been addressed then she will need to go back and do an inspection. And then you can come back here to the Board after the inspection is done. We will not address anything until all the violations have been done.

Mr. Zeiger – It's unfortunate that we've been coming here on a regular basis. Chairman Kiefer – i understand but someone has to know that the inspection did not pass.

A motion to close the meeting at 9:12 pm was made by Matthew Sush and seconded by Jim Barnicle
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell
Secretary
Town of Thompson Planning Board