

Michael Hoyt – Where is the zip line? Joel show him the location on the site plan.

Chairman Kiefer - The zip line was not approved and neither were the bumper boats. Mr. Kohn - It's not a real zip line. Matthew Sush – It's more like a kid's jungle gym.

Mr. Kohn - There were a few items added and Mr. Oster didn't think he need approval for these items. The zip line is about 30 feet and used by kids not adults. The pond was created and bumper boats were added. The Town's Building Department came out and noticed these two new items and asked that the owner submit a new site plan and to come to the Planning Board to discuss these items. The New Survey and Site Plan show's these additional changes.

Chairman Kiefer - Why did it take you two years to come her? Jim Carnell – It was in this past spring.

Michael Croissant – Is there a building there too? Richard McGoey – There is a building by the pond!

Chairman Kiefer – How large of a building? Mr. Oster – The building is 20X10 feet. Paula Kay – You need to come into the Town Building Department before putting any structures on the property.

Matthew Sush – How deep is the pond? Mr. Oster – About 3 ½ feet deep.

Michael Croissant – What feeds the pond? Mr. Oster – It's spring feed.

Chairman Kiefer - Due to the weather we have decide to leave the Public Hearing open until February 13, 2019.

A motion to leave the Public Hearing open until February 13, 2019 was made by Michael Croissant and seconded by Matthew Sush
5 in favor; 0 opposed

Paula Kay – We are going to try and notice all the residents so they know the Public Hearing was left open.

A motion to go into executive session to discuss threatened or pending litigation and to bring Richard McGoey along was made by Michael Croissant and seconded by Matthew Sush
5 in favor; 0 opposed

A motion to come out of executive session at 7:20 pm was made by Michael Hoyt and seconded by Matthew Sush
5 in favor; 0 opposed

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

A motion to approve the January 9, 2019 minutes was made by Jim Barnicle and seconded by Matthew Sush
5 in favor, 0 opposed

YO1/VERIA LIFESTYLE, INC – GOLF COURSE

688 Old Liberty Road, Monticello, NY S/B/L: 5.-1-18.1
Glen Smith, engineer
Ben Lipschnitz, General Council & Manager

Mr. Smith - This is the same thing we had before the Board last year and it was approved. It's a single wide temporary modular for the golf club house. The site plan shows it as a double wide, but it will be a single wide. It works the same as last year, it will be placed on the property in the spring and removed in the fall. The only other difference is we had an event tent on the plan last year and this year we would like to do a concrete slab for the tent. We are also showing Porta Johns or maybe those rental bath trailer we can hook up to the sewer line. The parking lot was made bigger last year. Chairman Kiefer – Will these Porta Johns have hand washing facilities too? Mr. Lipschnitz – Yes. Richard McGoe – And will they be handicapped accessible? Mr. Lipschnitz – Yes. Mr. Smith – They will have paved walkway from handicapped parking to the tent site. On the back side of the tent will be a prep tent for any kind of catered event.

Richard McGoe – What are the cart ports enclosures? Mr. Smith - Same as last year with a cloth top and they will be removed as well as the modular. Last year you had YO1 submit a \$2,000 bond to make sure these structures got removed at the end of the season. The Town just returned it a couple of weeks ago.

Mr. Smith – We would like to get this approved for three year so we don't have to keep coming back. Chairman Kiefer - Do you think this will be done within three years? Mr. Lipschnitz – That's what we plan. Paula Kay – We should hold onto the bond. Mr. Lipschnitz – We will have to re-submit that bond.

Chairman Kiefer - Do we need a Public hearing? Paula Kay – No.

Paula Kay – If you need to expand on anything you will need to come back. Mr. Lipschnitz – Do you mean if we decided to do a double wide instead of a single modular? Jim Barnicle – For anything you would need to expand on like another ten or more bathrooms. Jim Carnell – Since the plan already show a double wide and let's say next year you decide on a double wide you will ok.

Mr. Lipschnitz - If we need another tent or something like that, do we need to come back? Paula Kay – You should at least notify us that you're adding more of those items and modify your plans.

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

BIRCHWOOD ESTATES, LLC

Rod & Gun Club Road, Monticello, NY S/B/L: 56.-1-46.1

Glen Smith

Chairman Kiefer - There has been an increase in the bedrooms. Mr. Smith - Yes. Chairman Kiefer – An increase in sewage flow and a height increase on buildings as well. Mr. Smith – Increase in the length of buildings.

Mr. Smith – We got an approval for 70 home. Forty-eight are built and two are in construction. The original approval had a 30 foot wide x 60 foot long homes. Four of those building are actually 61 feet long. Logan suggested we come and get an approval for the buildings that went a foot longer. Building number 21 is apparently 32 feet to the peak and the Town Zoning is only up to 30 feet high. My understand they need to go to the Zoning Board for a variance. The bedroom count for the first 50 home was 293 bedrooms, making it 5.9 bedroom per house. There are still 17 homes to be built. So between the bedrooms we know of and the 50 homes already built plus assuming the new homes will have 5.9 bedrooms were figuring that each bedroom uses 110 gallons per day, I came up with a count of 43,000 gallons of flow per day. The original flow that was approved was 31,000 gallons per day

Chairman Kiefer - Did we approve anything with bedroom's in the basement? Richard McGoey – Maybe on the site plan. Jim Carnell – It was never discussed. Mr. Smith - I think the discussion was 4 bedrooms per unit.

Mr. Smith – There was a sewage extension agreement for the 31,000 gallons that was based on four bedrooms per unit. The cost being \$18.00 per gallon. The Town imposed a fee of \$ 558,000, but we deducted \$ 198,000. That amount is what the developer paid to build the pump station and to hook into the Towns sewer system. So, the developer paid \$360,000 to the Town. And I'm going to assume it's going to go up now. Paula Kay – I think you need to arrange a work session and have Mike Messenger, Jim Carnell, Richard McGoey and myself at this work session.

Jim Carnell – What prompted this was the most recent building permit application, although it matched the footprint of what the Board approved there were two or three eight-bedroom homes. So, I reached out to Mike Messenger about this. Obviously, they are exceeding on a daily amount of flow but not on an annual bases since they are only there temporary. Mike Messenger doesn't have an issue with the plant and operation. These figures came from them having to buy into the district since they were not originally part of the district. I think Mike Messenger is already working on this.

Chairman Kiefer - How many homes are eight-bedroom homes? Jim Carnell – Several.

Paula Kay – Are you looking for a denial? Jim Carnell – They don't need a denial since the buildings are already built. You still need to go to the Zoning Board but you don't need a denial.

Mr. Smith – What should we do with the four homes that are longer then they should be? Jim Carnell – Just do a site plan amendment. Mr. Smith – Is that a now or later issue? Paula Kay – I would do it now.

Matthew Sush – We have to make sure anything that is being built is built exactly like the plans show. I don't know how this happens. Mr. Smith – It was on the architectural plans. Jim Carnell – The buildings were built according to the plans that were submitted.

Chairman Kiefer – Is it just these buildings that exist now or for future building too? Mr. Smith – The request for the four buildings that were already built unless the Board wants to give us a blank for future as well. Richard McGoey – I think we should give them a blanket but I think the building length is not the big issue. The big issue is the bedrooms and sewage flow. Kathleen Lara – Were all these bedrooms on the plans? Jim Carnell – No. This needs to go back to the DEC for approval since it's an environmental issue. We have to figure out how much we are going to charge the developer for the increase in the flows. Michael Croissant – They have to go back to the DEC? Jim Carnell – Yes, the plant has no issues it's just a procedure thing.

Mr. Smith - The pump station is for 150 something gallons per minute and with the numbers I figured out they are below the peak flow.

Jim Carnell – Mike Messenger said the pump might need to be increased. Mr. Smith – When I mentioned this to the owners, I suggested they put a flow monitor onto the pump station so they can see exactly what the flow is.

A motion for site plan modification for 61 feet for the 4 units (9, 21, 22 & 26) was made by Jim Barnicle and seconded by Michael Hoyt
5 in favor; 0 opposed

Richard McGoey – Get in a new site plan and signed maps. Paula Kay – Also have the variance listed on the site plan.

218 HILLTOP, LLC

218 Hilltop Road, Monticello, NY S/B/L: 41.-1-24.1
Joel Kohn, representing the applicant
Bill Norton, Norton and Tarolli

Mr. Kohn - We were here last month and got some input from the Board. We are here with an updated sketch plan. We changed the primary road location. They now don't have to cross traffic to where pedestrians are walking. Walkways and parking spaces are now shown. The parking spaces are up to code. There will be plenty of parking for busy days. There are no buses that will stay on the property. The buses come in and pick up and drop off the kids every day. These will be 45-foot long buses. A note was added to the plan that no kids can be loaded or unloaded on Hill Top Road. Michael Croissant – Have you done any radius calculation for these buses? Mr. Kohn – That can be done.

Chairman Kiefer – With the increase of buildings will this increase the number of buses? Mr. Kohn - There will be an increase in children, we want to increase the number of buses to six in the morning and six in the afternoon.

Jim Barnicle – There is a Town ordinance with noise. How many kids will be getting on the bus at 6:00 am? Mr. Kohn – The children don't have to be to their camps until 9 am, so none.

Mr. Kohn – Water treatment building and wells have been added to the plan. The number of employees has been added to the note. This is an updated sketch plan since last meeting.

Michael Croissant – Have you done a traffic study? With the increased traffic and buses. Can we request a traffic study? Paula Kay – Yes. Kathleen Lara – It will be tuff at this time of year. Michael Croissant - We can do it in the spring. Paula Kay – Did we do a traffic study before? Richard McGoey – I don't think so.

Michael Croissant - I think it's going to be tuff to have 6 buses. Mr. Kohn - I don't think we will actually use 6 buses. We are just trying to be safe. These buses don't all come at once. Chairman Kiefer - How many kids go on these buses? Mr. Kohn – It's based on the staff. There are around 12 kids going to camps. Each bus goes to different places so each bus might only have two or three kids on them. Each bus goes to different camps. Paula Kay – I think he's just being conservative and he most likely will only need four buses but would like to have six listed on the site plan just in case he needs them.

Paula Kay – I don't think a traffic study would be bad. But I agree with Kathleen Lara, this time of year will be hard, maybe we can find data. Kathleen Lara – Were there complaints about the traffic? Michael Croissant – The neighbors were concerned about the speeding and increase of traffic last year. Mr. Kohn – Hill Top Road is used as a shot cut.

Mr. Kohn – In regards to the traffic study, we have been planned on doing this for a while. A traffic consultant was already hired for the summer. Paula Kay – Chairman Kiefer you will need to have the Towns Traffic Consultant go over the forms from their traffic consultant.

A motion for the Town Traffic Consultant to look over Hilltop's traffic study was made by Michael Croissant and seconded by Michael Hoyt
5 in favor; 0 opposed

Richard McGoey – Are you still interested in a doing a Public meeting? Mr. Kohn - Yes. Paula Kay – We are thinking of doing a public discussion where it will not be during an actual meeting. Mr. Kohn - How do we notify the neighbors? Paula Kay – By a mailing and we figure out a night when this room is free.

Matthew Sush – Which is the entrance and exit for the buses? Mr. Kohn - It's not a one-way road. Matthew Sush – And where will the kids be picked up and dropped off? I think I would recommend that we designate a place for pick up and drop off. Mr. Kohn - Ok, we can put it on the site plan. Michael Croissant – Also the one road should be one way. I don't like the fact that a bus has to back up with kids around.

CAMP ARUGATH HABOSEM

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

Joel Kohn, representing the applicant

Chairman Kiefer - We have one problem with the fence. There was a condition two years ago that the fence was going to be repaired and painted and it was not done. Mr. Kohn - I drove through the property and some of the fence has been done. I called the owner and told him that this needed to be done since it was part of the condition.

Chairman Kiefer - We are now making it a precedent that if things are not done the Board will not go on with a new application. Paula Kay – Once everything is done then the Board will move on with the application.

Richard McGoey – Have the outstanding fees been paid? Mr. Kohn - I'll check.

Richard McGoey – Any building Department violations? Jim Carnell – I don't believe so.

A motion to close the meeting at 8:03 pm was made by Michael Croissant and seconded by Chairman Kiefer

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