

Kiamesha Lake Rd and Route 42
Route 42 and Concord Road
Route 42 and Gibbers Road
Gibber Road and Yeshiva Drive and Gafen Lane

And that's to collect data and traffic counts.

- There was a concern on the proposed entrance on La Vista Drive. We will make sure that when it's discussed it's in compliance with it's appropriate standards. The alternative access is going to be looked at as well.
- Under community services, a comment was made in addition to Police and Fire. EMS as well as Mutual Aid is to be discussed. That has been added to the existing conditions.
- The change to the Alternates is to clarify them. There is No Action, meaning nothing happens, it just sits there as vacant property. Less Impact Development, reduced footprint, reducing units or reducing density, those kinds of things need to be quantified. Alternate Road Access, it's the same thing. We want to make sure that the potential of any impacts is created so you can compare them to what's proposed.

Matthew Sush – Should we look at traffic impact on Heiden Road (CR 161) and exit 107 off of the highway? Paula Kay – Better to have too many than too few. MaryBeth – When you get these traffic analyses back you will have the thing your evaluation. The closer the intersection is the easier to say that the loading of those intersections are a result of this project. The further away it gets the more defused the effect gets; you will still get good data. It's just harder to say that if there is an increase in traffic it's from this project. Mr. Smith - There is a lot of traffic information on Heiden Road from the Waterpark and Raleigh Hotel and that can be added into this report as well.

MaryBeth Bianconi – Our next step is to except this as amended with all the changes. Mark it as a final document and date it today. We are required to send this out to everyone on our circulation list.

Paula Kay – We need to get this stamped, so please submit to the Planning Board.

A motion to except the changes to the Scope Document as amended was made by Michael Croissant and seconded by Arthur Knapp

5 in favor; 0 opposed

CHARM ESTATES

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

Joel Kohn, representing the applicant

Mr. Kohn – We got preliminary approval a few months ago. Chairman Kiefer - Where do we stand with the well testing? Richard McGoey – I can't say that allowing them to start construction is going to impact the wells. But the Board thinks we need to retest the wells and submit the pump protocol. The Town's hydrogeologist did this testing so we will have to get another hydrogeologist. Paula Kay – If the

board want a new hydrogeologist, we need a motion. Mr. Kohn – We have a letter stating that the DOH has approved the wells testing. Chairman Kiefer - The issue is the Board was not notified that it was being done. Mr. Kohn – They did a full 72-hour pump test. They spent \$30,000 and that's a lot to spend again. Jim Barnicle – But this is not the first time we have required to be at the testing of the wells. We need to see the effects of the testing of the wells. Mr. Kohn – It's the DOH that has to approve and review this not the Planning Board. Richard McGoey – We should have been notified and given the opportunity to review the protocol, why weren't we? Paula Kay – We need to protect the neighbors. That is why we have Public Hearings and ask neighbor's if they want their wells tested. Mr. Kohn – No one from the Public came out for this project. Nothing is going to change with the testing and \$30,000 is a lot of money. I understand the point that the town was not notified. Chairman Kiefer - Water is becoming a big issue now a days with these projects. Richard McGoey – Your hydrogeologist can come up with a pump test that is not going cost \$30,000. It might not have to be a 72 hours test. It can be a higher rate step draw down test. Have your guy submit a pump procedure protocol to identify impacts on joining wells and have the towns hydrogeologist review it. Jim Barnicle – For the future remember this needs to be done this way each time.

Richard McGoey – We talked about the need for developer's agreement and payment fees. Recreation fees needs to be discussed too. We can do that between preliminary and final approval. Paula Kay – At the next meeting come in with an analysis of your recreation.

Richard McGoey – We recommend additional tree preservation on the site. Mr. Kohn - If you want to come out and flag them that fine.

Richard McGoey – No utility work until DEC and Health Department approval.

Richard McGoey – We need a sinking fund for the sewer treatment plan. Does the applicant have a problem with that? I don't want to start construction if he has a problem with it. Mr. Kohn – This has been discussed before and whatever we have done on other projects is what we will do. Richard McGoey – Can I get something in writing saying he doesn't have an issue? This can be a big issue if you start construction and there is disturbance and he doesn't get final approval because he's not in agreement with the sinking fund. Mr. Kohn - That should be part of the developer's agreement. Richard McGoey – We will get the developers agreement before construction.

Richard McGoey – The Health Department and DRBC application, engineer report and plans should be submitted to the Town's engineer.

Richard McGoey – Requesting that the Environmental Consultant reflag the wetlands.

Richard McGoey – Landscaping plan should provide shade trees or evergreen trees along the road.

Richard McGoey – Landscaping around the dwelling units and parking areas. Substantial screening should be provided around the compactor enclosure.

Michael Croissant – Did you go over number 10? Richard McGoey – We talked about it in the work session. My thought is that we only have two small area's for delineation that would be impacted. If they reflag it there should be no issues. Mr. Kohn - Everything needs to be marked out before any kind of disturbance.

Richard McGoey – Landscaping around Stormwater management ponds.

Richard McGoey - Did you talk to your Environmental Consultant about the need for Federal Wetland permit?

Richard McGoey –We need the details of the stone line ditch and the SWPPP still needs to be completed.

Richard McGoey – We need two resolutions. We still need a hydrogeologist. Paula Kay – We can do a resolution now and once we hire someone we can come back to the next meeting and reauthorize it. This way we can get this going.

Michael Croissant - I'm not comfortable with number 10. Richard McGoey you would not have put it in here if it's not important. There is a sewer treatment plant within 5 to 10 feet of the wetlands. Richard McGoey – Was the delineation submitted to the Army Corps? Mr. Kohn – Normally a federal delineation is not submitted to the Army Corps it's the DEC delineation that gets submitted. We will need a Nationwide permit. Richard McGoey – That's not necessarily true it there is potential impact. Mr. Kohn - This is all being reviewed by the DEC as well. We might need a Nationwide permit for the stone line ditch. Richard McGoey – If you need a Nationwide permit, they would have to approve it and that means you can't start construction until you get it. Maybe we need a Scope of where your going to work. Prepare a site plan that shows the work areas. Michael Croissant – And maybe flag the area to not work in that area.

Richard McGoey – I agree with Michael Croissant if your going to get it approved by the Army Corps no work should be done by the wetlands.

A motion to hire a hydrogeologist made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

Mr. Kohn - Can we get a conditional approval? Paula Kay – We are not ready yet.

Mr. Kohn - When was the last time the Board ask for a delineation from the Army Corp? Richard McGoey – Were going to ask for it for the Hill Top application.

FIRST LIGHT FIBER

251-255 State Route 17B, Monticello, NY S/B/L: 18.-1-23

The applicant did not show.

Richard McGoey – Should we set a public hearing? Paula Kay – I’m not confrontable setting a date since we don’t know what dates works for them.

Kathleen Lara – I think the application should be amended to show what their intent is to do or a cover letter would be nice. The application is good for the engineers and Building Department but for us or the average person you don’t know what this project is for. We got this application and I didn’t know what their intentions are.

GREGORY JOHNSON & ALICE FLYNN

Lake Shore Drive, Monticello, NY S/B/L: 45.-5-(lots) 3,4,5

Gregory Johnson, Owner

Mr. Johnson – My neighbor and I decided to buy the empty lot that was between us. We are going to split it down the middle. Mr. Johnson shows the Board the empty lot and how they are planning to split the property down the middle.

A motion for a lot improvement was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

SHALOM INTERNATIONAL OUTREACH MINISTRIES, INC

36 Cold Spring Road, Monticello, NY S/B/L: 30.-3-3.1

Damian Bennett

Mr. Bennett – We want to start a place of worship by Mr. Pavese. He’s renting out the property. It is an open lot. We just want to fix it up, add some chairs and make it look good. Chairman Kiefer – We would like you to put in some planting pots for landscaping. Mr. Bennett – We can do that; we want to make it look nice.


Paula Kay – Because it’s a special use permit, we need to schedule a Public Hearing. You need to send notices out. You just need to stop by the Building Department and see Heather, she will give you a list of people and a letter to mail.

Richard McGoey – We are going to need handicapped parking so we will need details. Mr. Bennett – There are currently ramps on the building. Paula Kay – Ramps or parking? Mr. Bennett – The ramps are there but no the parking. Paula Kay – We need to mark the parking. Jim Carnell – Lets show the parking on the site plan to make sure it’s ok before you mark it. That site plan there is from the old day care center. Richard McGoey – Somehow, we will need to get the handicapped parking on the site plan.

A motion to set a public hearing on October 9, 2019 was made by Matthew Sush and seconded by Jim Barnicle
5 in favor; 0 opposed

A motion to close the meeting at 7:40 pm was made by Matthew Sush 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