

Chris Wallace – White Pines have a disease and are dying. Normally they recommend White Spruce instead of White Pine.

Tony Polli – As the land owner, I have been mowing and keeping it clean. On my property we had an ATV event with around 250 people. I use it once a year so can we minimize the screening on the Maplewood side and have it closer to the road? This way we can still use the field for parking and other events. Chairman Kiefer – I believe that is what the Board was looking to do with the screening.

CLOSE PUBLIC COMMENTS

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

Chairman Kiefer called the meeting to order at 7:08 p.m.

A motion to approve the September 11, 2019 minutes was made by Michael Croissant and seconded by Matthew Sush
5 in favor, 0 opposed

TARPON TOWERS

Wurtsboro Mtn. Road, Rock Hill, NY S/B/L: 35.-1-34
Jared Lusk, Nixon Peabody, LLP
Mike Crosby, RF Engineer, Verizon Wireless

Mr. Lusk – At the meeting in July we were to go back and explore the Billboard area. Since then we have been in contact with the Landowner. I provided a copy of the letter from Mr. Rieber that says they are going to pass on this land. On my way down here today, I received a call from Mr. Duke (lawyer for Calcam) and it is safe to say that we are still in discussion. We are now looking at the other proposed locations. There was the original location and then the Mid-location which seemed to be the best. It would have taken it away from the Gottlieb home and it would not have had to been lit. We had the engineers go out and meet with the landlord. I received an e-mail stating that we can't have it at that location after going through all that work but to instead put it down by the Billboard. We then went through negotiation for the lease there and it did not go as anticipated. My client is frustrated and he has a lot of money invested. At this point we request that the matter be adjourned to the next meeting.
Paula Kay – Since the shot clock doesn't expire until October 23, 2019, instead of putting you on the agenda now, why don't you wait until you have more information so all these people don't have to come out again?

Mr. Lusk – Ok let's hold off until the 23rd unless you hear from us. Can the Boards attorney extend the shot clock beyond the 23rd if an agreement can be made with the leasing? This way I don't have to come all the way back here just for the extension.

Paula Kay – If they are in the process of working things out and they need to do engineering we can extend the shot clock on the 23rd without them being here. Mr. Lusk – I'll send a letter with the progress and please understand we are doing our best.

BBIS AUTO AUCTION

308 State Route 17B, Monticello, NY S/B/L: 12.-1-55
Zackary Salbow, Engineering Properties

Mr. Salbow – We were here about a year ago with this 100-acre parcel. We talked about including a buffer along 17B and adding an access road onto Kaufman Road. We worked with the property owner and we were not able to get an easement for the Kaufman Road. The applicant is in contract of purchasing that property and we are proposing improvements on that property. We have added parking and a new layout. Other than that, there has not been a lot of changes.

Matthew Sickler – You had an application for one parcel and now your going to have two parcels? Mr. Salbow – Yes, it's going to include the second parcel. I believe the EAF reflects that.

Matthew Sickler – The EAF that was previously submitted includes this second parcel? Mr. Salbow – Yes. The additional 47 acres was included. Chairman Kiefer - That is going to be combined with the 100 acres? Mr. Salbow – Yes. Jim Barnicle – So it's going to be just one piece of property? Mr. Salbow – Yes.

Matthew Sush – In the future we would like to see a limited disturbance line between the storm water and 17B. Mr. Salbow – Ok. Matthew Sush – As close as possible and the planting plans too. Mr. Salbow – We plan on showing the disturbance line 100 feet off. We also mentioned a berm and we will show that as well.

Matthew Sickler – Have you started the SWPPP yet? Mr. Salbow – No, we are just in the sketching phase.

Chairman Kiefer - When will you know about the purchase of the property? Mr. Salbow – Not sure.

Mr. Salbow – Can you do lead agency based upon this sketch? Paula Kay - I don't think we are ready. Do you have a contract of sale? Mr. Salbow – They are in contract for the sale. Paula Kay – Can you get an owner's proxy? Mr. Salbow – It was included with our submission packet. Paula Kay – You should setup a workshop meeting with Richard McGoey. This will help move this along.

LEISURE ACRES

2-32 Yellow Park Dr, Monticello, NY S/B/L: 29.-2-13, 22, 23
Joel Kohn, representing the applicant
Meyer Silver

Mr. Kohn - This was last in front of the Board in 2017. At that time, it's was a single unit project and it was two stories and now it's going to be now one story with a basement. Chairman Kiefer- Is the

basement going to be living quarters? Mr. Kohn – It will be optional. Chairman Kiefer - What did you decided with the sewer? Mr. Kohn – We needed a sewer district extension approval from the Town. But in order for the Town to approve it they needed a resolution from the Village and that didn't happen. Right now, the Town is talking to the Village about getting that approved. Chairman Kiefer – What about water? Mr. Kohn – It will be onsite.

Jim Carnell – This property requested a Zoning change. We did give a recommendation to the Town Board. At the January 2017 meeting they set the date for the Public Hearing. It was held on March 2017 and there was no public comment. The Town did not want to take any action at that time because they didn't come to an agreement with the Village on the sewage. Now that the project is back, the Town is almost in agreement with the Village. I'm assuming because of the lack of time they are going to need another Public Hearing. To make everyone happy the Board can make a recommendation for the zoning change.

A motion to recommend that the Town Board do the Zoning change was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

Mr. Kohn - Can we get a lead agency as well? Jim Carnell – Is it the whole parcel or just part of it?

Mr. Kohn shows the board the site plan of what is zoned and where. Paula Kay – Let's wait on the lead agency until after you get the zoning change.

Mr. Kohn - The Town Engineer recommended we stay away from the road so we have moved the row another 20 feet from the road.

Jim Barnicle – Does that property include the single wide trailers? Mr. Kohn - Yes.

Paula Kay – Richard McGoey has a comment as to what kind of houses these are, are they row houses or cluster? Jim Carnell – This went to Zoning Board of Appeals and we got an interpretation of the kind of houses. Mr. Kohn - Richard McGoey comment is a moot point.

EMERALD GREEN PROPERTY OWNERS

78 Lake Shore Drive East, Rock Hill, NY S/B/L: 52.F-1-20

Robert Dadras, Engineer

Michael Hoyt recused himself from participating in this application.

Chairman Kiefer appoints Arthur Knapp to replace Michael Hoyt

Matthew Sickler goes over Richard McGoey comments and all comments have been taken care of.

Paula Kay – At 3:00 pm we got an e-mail from Mike Messenger. The recommendation is for Negative declaration and final approval. This comment is more for Richard McGoey. He said "In regards to the

Emerald Green pool. I still have not seen plans or specs for the backwash filters. If the plan is to discharge the backwash into the sewer, then this will need my approval. I also have not seen the completed Questionnaire for Non-residential Applications". We were told that he now has the completed Questionnaire. If the Board is considering approving this applicant, I would say contingent on the approval of engineer and water and sewer Department.

Matthew Sush – My only comment is to update the ADA symbols on the site plan.

A motion for negative declaration motion under SEQRA was made by Matthew Sush and seconded by Arthur Knapp

5 in favor; 0 opposed

A motion for site plan approval contingent on the review of the engineer and water and sewer Superintendent was made by Arthur Knapp and seconded by Jim Barnicle

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 - I'm here to reconsider the request to get the Army Corp. It takes a year to eighteen months to get this done. You can do a disturbance to wetland without the Army Corp coming out. It's called the Nationwide Permit. It's a preconstruction order that you submit to the Army Corp and they have 45 days to respond. They will come out if they want to. Chairman Kiefer - Is this all marked out? Jim Carnell – It's on the site plan. Matthew Sickler - Richard McGoey said he walked the site and the flags were still on the site. Mr. Kohn – This was flagged and delineated with numbers and everything is still marked and was done by the wetlands engineer. Jim Barnicle – You had this last time? Mr. Kohn - Yes, that was two years ago when it was done. Chairman Kiefer – You have Richard McGoey comments, what do you think? Mr. Kohn - I don't think we need a third part consultant. This was done by a person that is certified to do the job. Chairman Kiefer- It's my understand that this needs to be done again after ten years? Jim Carnell – This was just done two years ago. Matthew Sickler – Normally they just need to review them if it was already done. Have you filed for the coverage for the Nationwide Permit? Mr. Kohn - Not yet, we are still waiting on the DEC to approve the sewer.

Paula Kay – What Matthew Sickler is saying is to recommend a third party. Matthew Sickler – That is what we have done in other instances if you're concerned with this being accurately represented. Unfortunately, the Army Crop. does take a very long time to get out there. The DEC is more responsive. If your going to wait for the Army Crop. it's going to take at least a year. Mr. Kohn - We already had the negative declaration, part II and part III signed by the Planning Board.

Paula Kay – What the board needs to do is authorize a third party to do an inspection and that would be paid for by the applicant.

Jim Carnell – Does the Board understand what they are asking the applicant to do? These Wetlands have been delineated and flagged for two years. Michael Croissant – Richard McGoey has said that when he was out there, he could not find some of the flags. Jim Carnell – They just need to re-stake them. Why do we need a third party to go out there to verify where someone else put those flags? Have we ever done this before? This is holding the project up for another year. They can't take these buildings down and start the construction phase until next spring if this is what is going to happen.

Mr. Kohn - We are all ready to go. Jim Carnell – They have dumpster ready to tear these buildings down. This is an existing colony that wants to take some buildings down and put up new ones in their place plus an additional seven units. Look at the big picture, they have been in front of you for over two years!

Paula Kay –I'm trying to weigh both here. When they got their approval, this was all delineated and the flags went up. The positive outweighs the negative. We want the buildings to be torn down, we want good growth and development, this is a working colony. I thought the third party would happen pretty fast. Matthew Sickler – It will take a week or two. It's really just a comfort for you. Paula Kay - I hear Jim Carnell as well. Matthew Sush - What is the distance from the flag line to the closest building? Mr. Kohn – This is just coming down to a legal battle now. Matthew Sickler – In my experience with a third-party person coming out there is never a real difference from the first delineation.

Mr. Kohn goes over the site plan with the board to answer Matthew Sush question.

Mr. Kohn - It makes no sense to put anything into the Army Corp until we get approval from the DEC, correct? Matthew Sickler – Correct. The DEC requires a discharge to be properly handled. You can't just discharge directly into the wetlands. Once the location is approved by the DEC the wetland disturbance can be identified and then they will apply for their Nationwide Permit.

A motion to allow the applicant to move forward was made by Michael Hoyt and seconded by Jim Barnicle
5 in favor; 0 opposed

Chairman Kiefer - Richard McGoey comments request to authorize the Town Engineer to provide Project Representation during construction of site work and utilities. Mr. Kohn - What does that mean? Matthew Sickler – Construction observation. Paula Kay – We are not ready for that. That's part of the developer's agreement.

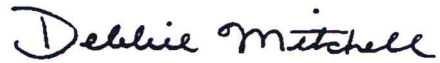
Jim Carnell – I have a few things to go over. Lake View Estates on Anawana Lake Road had submitted the pool plan and they just got approved. There was a minor modification, the pool is a little smaller. There is no change in the area or on the SWPPP. This is a minor change and they don't need to come back. R&R Mobile Home, they have gotten preliminary approval from the Board. But part of the site plan was two parcels. The parcels never got combined by this Board. Not sure if we can do that internally or not? Paula Kay – They need to come back. Jim Carnell - We are still going back and forth with the DEC on the waste water. They want to know why we want additional gallons. Matthew Sickler – If we run the calculations they were over the gallons. Jim Carnell – I think they are looking for

something from the Board on the Town's Letterhead with those calculations. Matthew Sickler - We can put that in a memo form.

A motion to close the meeting at 7:55 pm was made by Michael Croissant and seconded by Matthew Sush

5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in cursive script that reads "Debbie Mitchell". The signature is written in black ink and is positioned above the typed name.

Debbie Mitchell

Secretary

Town of Thompson Planning Board