

APPROVED

12/9/2020

Mr. Martinez – There was talk about plants being planted too close together. On the plan there were spots where we couldn't even fit all the plants they wanted, we had to space them out. In regards to the stone wall, we used natural rocks that were on the property, big boulders. We didn't follow the plan exactly but we kept to the spirit of the plan. We also paved in spots that we were not supposed to. We paved the whole left side otherwise it would have looked bad. I don't know anything about invasive plants, I can rip them out. In regards to trees, we are a bank and we want to make sure to keep it safe. I don't want to cover the whole building with trees and cause a security issue. I'll work with you and plant some trees. Chairman Kiefer - On the original plan there were tree's in the back that were supposed to be planted? Mr. Martinez – I don't know why they were not planted but we can do that in the back. Jim Carnell – In the back, it's not too far off the edge of pavement, that it's very woodsy. Mr. Martinez – It is all tree's back there. Jim Carnell – I don't think it makes much sense to plant back there. Michael Croissant – I don't care about the back but the side and front needs to be done. Hellen Budrock – If you didn't want those tree's why pick that plan? Mr. Martinez – To be honest I've done lots of buildings in my life and landscaping is something people don't really pay too much attention too. It's kind of an afterthought. I'm more concern about the site and the foundation. Chairman Kiefer – We want a facility that is pleasing to the eye. Mr. Martinez – It is, it might not be exactly what the plan said. Hellen Budrock – That's part of having a site plan. Mr. Martinez – I don't want to block the view of the bank, it's a security issue. Michael Croissant – To Hellen Budrock comment, your contractor had the plan and decided not to use the plan. Mr. Martinez – We will rip out the plants, I just don't want lots of tree's in the front of the building.

Paula Kay – The biggest issue is the invasive plants and I don't want a security issue either.

Jim Carnell – When the bank first came in front of us. The Bank was the primary development on this lot. They do have additional land in the back. And they do have the intention to develop in the back. I think we need to address the invasive plant now and then when they come back, we can address the mature landscaping. Michael Croissant – I think the land between you and Taco Bell should have a few trees. You did a great job, it looks beautiful.

Chairman Kiefer - Hellen Budrock why don't you meet with Mr. Martinez's landscaper.

Hellen Budrock - The planning board wants the invasive plants removed and add a few trees on the sides.

A motion for a modified site plan as per the landscape design was made by Jim Barnicle and seconded by Michael Croissant
4 in favor; 0 opposed

GARDEN HILL ESTATES, LLC

50 Strong Road, Monticello, NY S/B/L: 1.-1-12
Joel Kohn

Mr. Kohn - We were here for an addition to the Shul Building and unit #13. The Board didn't want to action at the time because there was outstanding issue. Over the past couple weeks about 80% to 90%

has been completed. The only thing that hasn't been done is the treatment surface on the parking lot. They also have to modify a berm around one of the catch basins.

Mr. Kohn goes over the comments:

1 - The Planning Board, during their last meeting, requested that the Applicant resolve outstanding issues with respect to the parking lot, landscaping and the Stormwater Management Facility. We understand based on our Work Session of 02 November 2020 that work is ongoing and should be complete before the 11 November 2020 Planning Board meeting. A field review will be performed by our office prior to the 11 November 2020 meeting to confirm progress is being made. – About 80% to 90% have been completed and will be completed within the next few weeks. The landscaping has been done. They have expanded the parking area. Richard McGoey – You also need to install silk fence for erosion control and vegetative cover for the side slopes. Mr. Kohn - Correct. Michael Croissant – Shouldn't that of been done before pushing dirt around? Richard McGoey – Yes. Michael Croissant – You know this Mr. Kohn; you have been doing this for a long time. Mr. Kohn – Yes, I do but I don't know if the contractor does. I was out there this morning talking about it to him. Richard McGoey – What was under the parking lot, was that a propane tank? Mr. Kohn – Yes, they dug it up and are relocating the tank to the side of the parking area. Richard McGoey- What is the pipe? Mr. Kohn - I believe that was where the tank was and that pipping needs to be extended.

2 – There was a well installed without the Board of Health's approval (BOH) – I don't know why they put in a well without the BOH approval. I didn't know anything about it until the Building Department told me about it. They installed a well and the well is on the site plan Infront of unit number 18. We are working now with getting all the testing and monitoring that is required. Chairman Kiefer – You don't have approval from the BOH at this time? Mr. Kohn - Not at this time. Richard McGoey – Is it going to be connected to the domestic system? Mr. Kohn - I was told originally it was for the pool but now I believe it will be hooked into the domestic system. And they will need a full engineering report. Richard McGoey – Can you show the waterlines on the map? Mr. Kohn - Yes. Michael Croissant – The well is already drilled? Mr. Kohn - Yes. Michael Croissant – I don't think we should talk about this anymore. How are you going to monitor adjoin well after the well is drilled? Mr. Kohn – Monitoring of a well happens after the well is drilled. Michael Croissant – I understand that, but how are you supposed to monitor a well if you didn't know it was drilled yet?

Michael Croissant – My option is we should stop the conversation now. Jim Barnicle - Until everything is addressed. Chairman Kiefer – Any other things you want to address Richard McGoey? Richard McGoey – No.

Mr. Kohn - To get BOH approval is going to take about 6 months for approval. Michael Croissant – That's their problem. It's not like you planted a tree and can rip it up and move it. You drilled a well into the ground that could have caused issues with someone else's well. Chairman Kiefer – Not only that but they never did what they were supposed to do from the previous time

Mr. Kohn - What if we abandon the well? Richard McGoey – They drilled a well and we don't know much about it. Chairman Kiefer – I'm sorry Mr. Kohn but we can't continue tonight.

Jim Carnell – I know this is not a Public Hearing but the neighbor Mr. Gordon want to talk? Paula Kay – This is not a Public Hearing he can submit something in writing if he has a comment.

MYUNG AE LEE (MORRIS)

34 Goldfarb Road, Monticello, NY S/B/L: 4.-1-87.2
Saad-Eldin Elbedwihy, P.E.

Paula Kay – The applicant is not here again.

SULLIVAN DIAGNOSTIC TREATMENT CENTER

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

Mr. Smith - This is the former Frontier Building. We have a conditional final site plan approval from about 1 ½ year ago that was extended this past spring. The center was negotiating the purchase of Nana's House Day Care Center parcel. I'm told the lot's will be combined by the end of the year. We are looking for a 6-month extension starting from November 22, 2020.

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

ST FRANCIS RETREAT

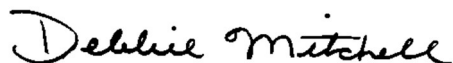
81 Hilltop Road, Monticello, NY S/B/L: 27.-1-16.4
Glenn Smith, Engineer

Mr. Smith - We had a public hearing in October. This an addition to the farm house building where the Nun's stay. It's an addition with two bedrooms with one bed in each room. We expanded the septic system and the Fire Department submitted the letter stating there was no issues. No one spoke at the Public Hearing. Looking for final approval.

A motion for a site plan approval was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

A motion to close the meeting at 7:55 pm was made by Matthew Sush and seconded by Michael Hoyt
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell

Secretary
Town of Thompson Planning Board