

Jim Carnell – I have had several discussions with Monticello Joint Fire District in regards to this satellite firehouse location. When the Town get's a rating from the Insurance Company one of the things they get is the distance from the Fire House to populated location in the town. I believe this was one of the locations they felt there was a void in service and that is why this discussion has come up.

Chairman Kiefer – In the future it would be nice to have area maps. Helen Budrock – That is one of the requirements for the subdivision law. Matthew Sickler – There is a whole schedule of subdivision ordinances.

Helen Budrock – Will this be serviced by public utility or private? Mr. Wolenski – There is Utilities on poles for electric and data and will have private well & septic. Helen Budrock – So then part of the planning process is to determine if this property can support water & septic.

Mr. Wolenski - The main part is to donate the land. Once this is done the Fire District will do a more in-depth engineering. Helen Budrock – The issue is that before the Town Subdivides the land, they need to have some kind of evidence that the land can be perked. Matthew Sickler – I would think you would want to know if this area could support a septic system, and there is adequate distance between the septic and the well. Chairman Kiefer - So shouldn't we know how big a building is going to be there? Jim Carnell – I don't think they plan on developing right now. This is just about the donation. Helen Budrock – As long as the lot size will support well & septic for a future building is our main concern.

Michael Croissant – I think it is very noble to donate but I think it is a ludacris spot to put it there. Why not put it out towards Harris? Jim Carnell – They are looking for another place in Harris. They are going off of the population census and density. Michael Croissant – I think it's a waste of money to do it there. I think the Fire Department should really consider putting it somewhere else.

SERENITY GARDENS DEVELOPMENT, LLC

Serenity Lane, Monticello, NY S/B/L: 49.-1.4.12 & 49.-1-4.13

Mike Watkins, Woodstone Development

Ken Ellsworth, Keystone Associates Architects

Mr. Ellsworth – They would like to combine Lot 11 and 12 and make it one lot for about 10 acres.

Matthew Sickler – I took a look and it looks pretty straight forward, they have identified the lot line they are limiting. Helen Budrock – You will be on the next Agenda as an Action Item. Paula Kay – We don't need a Public Hearing and I think you will be ready for action.

Mike Watkins – I was under the impression that with the new Planning Board rules that the board can act on things tonight? Paula Kay – No unless they are under the Action Items. Mr. Ellsworth – Should we be at the next meeting? Paula Kay – Yes.

A motion to take the agenda out of order was made by Michael Croissant and seconded by Jim Barnicle 5 in favor; 0 opposed

HAMASPIK RESORT

283 Rock Hill Drive, Rock Hill, NY S/B/L: 35.-1-7.1 & 35.-1-7.4

Joel Kohn, representative

Mr. Ellsworth Ellsworth, Keystone Associates Architects

Paula Kay – I know we have a lot of people listing to this project. This is the Boards first time seeing the project.

Mr. Ellsworth – This is the first time we are presenting it and it's a sketch plan. This property has 2 zonings, HC1 & HC2. It's currently a Hotel and the applicant want to add a summer camp. Mr. Ellsworth shows the Board the sketch plan. In the Hotel they are proposing a Mikva with a size of 28' X 30' as an addition to the building. For the camp activity they are proposing a 100'x 250' foot building and it will have a ballroom, activity room and Shul. They also would like a playing field. They are proposing a swimming pool. The currently have 3 mobile homes for staff for the camp. For the camp we are staying in the 10 percent lot coverage and proposing a lot line change. The new line would create a 28-acre parcel for this use.

Chairman Kiefer - Is the primary use a summer camp? Mr. Ellsworth – One for summer camp and one for Hotel. One or the other will be used. Paula Kay – One of the issues that is troubling me is that the Town went through a lot of work to determine the definition for various uses for both applicants and the Town. So, we would know the zoning and uses for camps, schools, religious retreats, motel and Hotels and they may have different setbacks for different uses. We need to separate the camp use from the Hotel use. All the uses for the camp need to be on one property as well as all the Hotel uses on the other. That way the Town and applicant will know what is permitted and what is not. Chairman Kiefer - They would have to subdivide the property? Paula Kay – Yes, to keep in line with what the Town has been enforcing. Helen Budrock - Are they having the camper in the Hotel as an overnight camp. Mr. Ellsworth – I was told it would be separate uses. They were renting the Hotel rooms so instead of renting they purchased the Hotel. So that has a separate use for them then the camp. Helen Budrock- Is there a relation at all between the two uses? Mr. Ellsworth – Same ownership same people. Mr. Kohn - It's not like there will be separate facility for the summer camp and the Hotel. All the facility will be used for Hotel or Summer camp. During the Summer the Hotel will be mostly used as a summer camp and then in the winter it will be used as a Hotel. Chairman Kiefer - As a Hotel use will it be for the public? Mr. Kohn - It will be for private use. Helen Budrock-- Will they be shipping campers back and forth? Mr. Kohn - During the summer the Hotel will be a summer camp and, in the winter, it would be a Hotel. Helen Budrock- So basically, it's a summer camp. Paula Kay – So it's a sleep away camp all year long? Michael Croissant – No, in the winter it will be a private Hotel. Paula Kay – I'm a little confused on how it would fit with our definition.

Michael Hoyt – In the Hotel there is no kitchen. Just kind of a prep area which is pretty close to the Mikva area. Mr. Kohn – I don't know how big it is. Michael Croissant – There was a kitchen that converted to a prep area, but to your point, where they want the Mikva it will hinder deliveries.

Michael Hoyt – They are proposing to put 3 mobile homes in. As you know we want houses not mobile homes. Helen Budrock - I'm concern about the location, and according to google maps it looks like they

will be going onto parking spaces and not sure if that was calculated into your parking. Mr. Ellsworth – They will be taking up some parking spaces. Paula Kay – We need to figure out if the parking is for the Hotel or Summer Camp. Michael Croissant – It would have to be for the greater of the two. Helen Budrock – There are definitions for sleep away camps and day camps but not specific regulation for those uses. It would probably be best to schedule a work session.

Matt Sickler – I'm trying to get a handle on the property and the use of it. In the summer it's used as a camp and as Helen Budrock mention that in the winter the Hotel is not in the definition. Kathleen Lara – There are other places in the Town that do similar things like Camp Iroquois Springs.

Paula Kay – They are going to need more information as if this is going to be camp like, camper, busing, activities, will there be visiting days, will other campers be shipped in from other sites. Jim Barnicle – Also there is Hotel occupancy rate that would have to be adhered to when it was constructed as a Hotel not as a camp.

Michael Hoyt – And there is no Board of Health approved kitchen. Kathleen Lara – I agree we need to go to a work session.

Paula Kay – Do we need a traffic consultant as well? Michael Hoyt – Yes, specially with the intersection of Katrina Falls Rd, Rock Hill Drive & Glen Wild Road. It's a lot now with no one around. Matthew Sush – Street parking has always been an issue for years for when they would have events there. Michael Hoyt – And they will be taking away more parking in the back. And is the restaurant next door involved? Mr. Kohn - Separate parcel. Arthur Knapp – I think the big challenge is going to be not being able to use Bernie's extra parking lot now. Helen Budrock – That access way will have to be blocked off. Michael Croissant – Where is the property line, does it take that parking into account. Michael Hoyt – The over flow goes into the back of Bernie's and that will be taken away. It is pretty tight back there; I know that from having a Fire Truck back there. Michael Croissant – And where would you park one bus on that property?

Paula Kay – We need a work session and the applicant needs to get more detailed plans together before the work session.

Michael Hoyt – The 2,500 sq foot building in the back what is that going to be? Mr. Ellsworth – Ballrooms, Shul, and activity room. Michael Croissant – It also says Mikva? Mr. Ellsworth – That was a late change in the plan after they added the addition to the building. But after hearing your comments about fire access it might be back to that building.

Michael Hoyt – The play field is going to be what? Mr. Kohn - Just a grass field.

Michael Hoyt – On the plan it says IDA, are they still involved? Mr. Ellsworth – No.

Paula Kay – I looked into the Deed for the current owners and did not see any restriction. Can you look back Mr. Kohn and see if there are any from the past? Mr. Kohn - I believe there are none. Paula Kay -

Can someone send me a copy of the title report. Helen Budrock – I see there is a 239-request form, was this done? Mr. Ellsworth – No the form is just in the file.

Michael Croissant – What about water & sewer, how are we going to handle the additional houses? Mr. Ellsworth – There is private water, public sewer. I got some great input from the board. Thank you.

Michael Hoyt – I believe the sprinklers are tied into the corporate park when they upgraded the Hotel. Paula Kay – Currently it is operation as a Hotel now? Mr. Kohn - Yes, as a Hotel. Mr. Kohn - When is the next work session? Jim Carnell - April 21, 2021.

A motion to get a traffic consultant was made by Michael Hoyt and seconded by Mike Croissant
5 in favor; 0 opposed

Kathleen Lara – We are being consistent with other projects on Rock Hill Drive and hiring a traffic consultant.

MARTHA JOHNSON

9 Johnson Blvd, Monticello, NY S/B/L: 8.-1-18

No show

ACTION ITEMS

ICHUD FOUNDATION INC

240 State Route 42, Monticello, NY S/B/L: 28.-1-22

John Cappello, Jacobowitz and Gubits

Rabi Schwartz

Mr. Cappello – We have addressed all the concerns and we are hoping to wrap things up. We are looking for an amendment to the site plan. We were going to add 7 fourplex units, instead we are looking for an additional 6 duplex bring the total new units to 26 when 28 were approved. We had a Public Hearing.

Chairman Kiefer - Did we have a public hearing on the original 7 fourplexes? Paula Kay – Yes.

Mr. Cappello – Our Hydrologist has worked with the town’s consultant to address all the comments on the water. They have already issued a couple set of comments. We got confirmation from the Village of Monticello to handle the flow. The full site plan has been submitted and the SWPPP has been prepared and the notice of intent has been filed with the Department of Environmental Conservation (DEC). The Board did grant a Negative Declaration and we are looking for 26 instead of the 28 originally approved units.

Matthew Stickle –They got the sign off from the Village on the sewer. The last item was the Board of Health (BOH) for the water system. Which I understand has already been submitted.

Michael Croissant – Is there good fire access? Mr. Cappello – Yes. Paula Kay – They changed their plans and layout and they are now doing less density.

A motion to approve the site plan for the 6 duplex units conditioned on applicant addressing outstanding engineer comments, constructing shall be in compliance with the approved site plan and notes, the applicant shall obtain any and all other local, County, State and Federal approvals including but not limited to NYS Department of Health approval prior to the issuance of any building permits, payment of all outstanding fees, including those of town consultants and site inspection fees, if any , as determined by the Town Engineer was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

MONTICELLO CHICKEN, LLC

4438 State Route 42, Monticello, NY S/B/L: 13.-3-40.3 & 13.-3-40.6

Richard Baum, attorney

Robert Grimaldi, Architect from G141 Architecture, LLC

Kiran Muppala, Engineer from GreenbergFarrow

Rich Procanik, engineer from GreenbergFarrow

Pablo J Medeiros, representing the Thompson Square Mall – Heidenberg Properties

Mr. Baum – We had a work session where we talked about the demolition of the existing building and the inspection for asbestos, water and sewer. We are going to be combing the lots. Catskill Hudson Bank is in two separate lots. And that has to be eliminated. We are trying to figure out the easiest way to do it. We are hoping to just abandon the Lot Line. Paula Kay – I think we can do that. We should be able to abandon the lot line. Mr. Baum – It really will be a minor subdivision or lot improvement.

Jim Carnell – We have had several projects recently where projects want to do lot combinations. It's been slowing the process since we can't stamp the site plans and real property won't combine the lots. A way to keep that from happening maybe is to put it in the condition for final site plan approval for the lot line change.

Paula Kay – That makes sense, then it's just done and it will be in our documents.

Jim Carnell – They are going to the Zoning Board of Appeals (ZBA) for some variances. They are going to need just 2 setbacks. Mr. Muppala – We are requiring a front yard setback, combine yard setback for, Side yard setback and a total sign area and individual signs.

Mr. Baum – The awning is part of the building so we are including that with the variances. The side yard and combine side yard are existing conditioned that the mall had and the sign area that we need the variance for is the actual Building Signage.

A motion to abandon the lot line and combine the lots was made by Michael Croissant and seconded by Michael Hoyt
5 in favor; 0 opposed

A motion to send to the ZBA was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

A motion to set the Public Hearing for April 28, 2021 was made by Michael Hoyt and seconded by
Matthew Sush
5 in favor; 0 opposed

Mr. Baum- We would like the Board to declare Lead Agency.

A motion to declare Lead Agency was made by Matthew Sush and seconded by Michael Croissant
4 in favor; 0 opposed

Mr. Baum – We would also ask that this gets sent to the County for a 239 review. We had a conversation
about professional fees and escrows. Do we know what they will be? Matthew Sickler – It's about
\$1,750. Helen Budrock – I'm thinking 5 hours tops, you do the math.

Mr. Baum – I will have the client submit the \$450 and then I'll be submitting the fees for the ZBA with
the application. Jim Carnell – I'll get something set over to you.

Matthew Sickler – I know they will be working with Michael Messenger on the water and sewer
comments. Helen Budrock – I'm good, I'll take a look at the landscaping plans.

BBIS AUTO AUCTION

308 State Route 17B, Monticello, NY S/B/L: 12.-1-55
Ross Winglovitz, Engineering & Surveying Property's
Samual Bergsohn, Jacobowitz and Gubits
Jay Samuelson, Engineering Property
John Cappello, attorney
Frank Filiciotto, Creighton Manning
Jim Bates, EcoLogical Analysis
Zach Szabo

Mr. Winglovitz – We got a Department of Transportation (DOT) approval and the DEC's 5 acre waver has
been granted. The remaining items was a request for escrow and fees for inspection.

Jim Carnell – They have met most of the conditions in the conditional final approval and looking to see if
the board wants any additional bonding and again to have an engineer on site during construction.

Michael Croissant – With the work going in and out with tree removal they have been pretty good with
the mud removal from the road.

Mr. Cappello – We submitted an estimate of all the improvements and they are non-public
improvements. It was pointed out to us, for non-public improvements over \$500,000 there should be a

performance bond. I can understand with the bonding we did with the tree clearing. But to post non-public bonding doesn't seem right. If we were to leave would you still put up the fence or pave the parking lot? We just wondered what the past practice of the Town has been?

Paula Kay - I agree with Mr. Cappello. For example, for the staff building I don't know why we need to bond that. If BBIS walks away we wouldn't want to build the office. Jim Barnicle - I would say the water tower should be bonded. We wouldn't want a water tower standing there and rotting. Jim Carnell - That is an underground water tank.

Mr. Winglovitz - We have around \$ 350,000 in place. We would like to roll that and continue to use it. Chairman Kiefer - I would go along with that. Paula Kay - I don't see a problem doing that. We just need verify in writing that we rolled it from one project to the other. Mr. Winglovitz - Was the Bond agreement in form of Cash? Paula Kay - Yes, I believe so.

Helen Budrock - What was the price tag for the stone wall / buffer? I think if you were to walk away, we would want that buffer still done since you have started with the removal of the trees.

Mr. Winglovitz - We have it as \$49,002. Helen Budrock - That is enough correct? Mr. Winglovitz - Yes, \$336,000 dollars that is currently posted.

Mr. Cappello - Maybe the Board can authorize Mr. Winglovitz and Matthew Sickler office can get together.?

Paula Kay - I think we should put this in a form as a resolution. Jim Carnell - I did incorporate it into the project. I believe Dave has reviewed the inspection fees. Mr. Winglovitz- We wouldn't oppose the inspection fees; we wouldn't be posting bond amounts that we would be retaining the bond of 335,995 to roll from phase to phase.

A motion to accept the bond figures as presented by the application, engineer and certified by the town engineering staff and will roll over through the life of the project as it enters each phase was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

Mr. Winglovitz - We will get that escrow fees paid asap.

NOB HILL COUNTRY CLUB

4459 State Route 42, Monticello, NY S/B/L: 9.-1-51.2

Jay Zeiger, ESQ - Kalter, Kaplan, Zeiger & Forman

Randy Wassen, Wassen Engineering

Paula Kay - This was approved by you and the applicant has been actively in construction. The applicant has asked that some of the notes be amended so they can get certificate of occupancy (CO) instead of temporary CO. Many of the units are completed but the site work is not completed. Jim Carnell's office can't give CO because of the notes. Chairman Kiefer - How much of the site is not completed?

Mr. Wassen – Most of the site work is done. The first coat of paving is done. We have to redo the entrance driveway and curbing there. We have to do planting and the bioretention basins have to be built. We have to grow the grass but these are things that depend on weather. The bioretention basins are the last thing to be done after the grass is grown. We did submit request for change to the design of the entrance to the Department of Transportation (DOT). Worst case is we will build as per plan. We have a number of small items they are working on but none are significant.

Chairman Kiefer - Jim Carnell, have you been out there? Jim Carnell – Many times. They have had some challenges. The driveway and parking spaces have been paved. The fire access road still needs some work. We did conditional CO for some to the new buildings being constructed. They have applied for all there permits. I would say about 50% or 60% of them have been done. I think the challenge is they can't sell the units and they have buyers for them without a permanent CO.

Arthur Knapp – My understanding is that they need a permanent CO. Michael Croissant – I'm not comfortable until I can see any comments.

Mr. Zeiger– Thanks' for listening to us. What's going on is we are doing all the work. If there are any health or safety issue, we would take care of that. The complication is that the conditional CO is not allowing people to complete the purchases because the banks are not accepting the conditional CO. The difference in the conditional and permanent CO is, both the CO satisfy the completion of work on the house for health and safety issues. It's conditional because there is still outside site work that needs to be done. There is a substantial bond for any work that is not completed. A lot of the work we can't do because they are weather related items. The entrance is still waiting on the DOT. Paula Kay –I want to comment on Michael Croissant response on not being able to access the McGoey, Hauser & Edsall comments. These comments are prior to obtaining site plan approval. What we really should have is the actual site plan with the notes on it. The notes say no CO is to be issued until to all site work is to be complete. Jim Carnell – It's not on the site plan but it's part of the condition because of the density. Paula Kay – Its part of the approval resolution. Jim Carnell – It's a note on the plan because of the variance obtained and to comply with density and the number of units per acre. That is on the cover sheet of the site plan that is stamped. I know Mr. Wassen submitted a letter trying to address. I think there was a couple of modification that you were looking to request from the Board. Like the little sheds under the decks. Michael Croissant – Mr. Wassen to you have a screen to share? Mr. Wassen – No, sorry.

Jim Barnicle – What is the date of the comments? Kathleen Lara – August of 2020. Mr. Wassen – They had comments in November that dealt with the August of 2020 comments. Some of the major comments deal with the water distribution and the sewage collection system. Those items we had tested and the test had been witnessing by McGoey, Hauser & Edsall's inspector. We provided the test results to the inspector and Jim Carnell. The well that was on site needed to be abounded and that was done. Water meter was installed. Everything was pressure tested and the BOH signed off on everything. There are a few things left to do on the old system but again that is weather related. Landscaping, we requested not to install 3 grouping of trees out of the 4 because, after we put up the screen fence you can't see through it and the vegetation was pretty dense already so we didn't need more trees. That is an outstanding item. The bioretention pond needs to be done and that is the very last thing you need to

do. We moved the compactor to a better site. Originally it was to go to the center of the main parking lot. Instead, we moved it farther down the driveway and it can't be seen from the road. Helen Budrock - Are you going through the August comments? Mr. Wassen - I'm just touching on some of them that we submitted for tonight meeting. Michael Croissant - The comments on line say's they are from 3 days ago. Jim Carnell - That is the date that they were uploaded. The last comments were from September / October. Matthew Sickler - We haven't done any comments in a long time.

Jim Carnell - Mr. Wassen did submit a letter and it is in the package. Matthew Sickler - I was able to open the letter using Outlook. Helen Budrock - I think the issue is that there is too much info in there. Michael Croissant - I think if an applicant can't share a screen they should not be on the Agenda. Mr. Zeiger- What are you looking for us to share on the screen? Paula Kay - Site Plan. Matthew Sush - If the applicant can't share it then someone from the Town should get it so they can share it. Mr. Wassen - I do have it but it's on the server at my office and I'm working from home. This came up very quickly.

Arthur Knapp - In order for us to make a good decision we need to know what still needs to be done and then a time line of when it will be done. Matthew Sush - Maybe a work session is needed to get everything organized. Paula Kay - Jim Carnell and I met with the applicant. What would be helpful is an updated package, so we have Mr. Wassen's letter, an updated Site Plan and what the applicant wants to be addressed. And between this meeting and next some of these items can be done. Arthur Knapp - And a copy of the authorization. Mr. Zeiger- What do you mean by authorization? Arthur Knapp- The documents for the sewer and water. Jim Carnell - We have all that stuff. Paula Kay - Maybe a bullet list of what has been done and what needs to be done. Mr. Wassen - Some of those things were done back in July.

Mr. Zeiger- I'm told that the site plan was sent to you. Can you see it on your computer? It was just sent to you and Paula Kay a few minutes ago. Jim Carnell - I'm not in the office. Paula Kay - I don't have any new e-mails. Helen Budrock - I think we need to clean up the google drive and just have what Paula Kay just pointed out.

Michael Hoyt - What is your major concern of what needs to be done, is it the emergency access? Jim Carnell - That was one throughout the winter, it was slightly relocated on the site plan and I'm sure Mr. Wassen has put that on the site plan now. For me it the variance for density, again those are all put on the coversheet of the site plan. What Unit was being converted. The buildings are good so we did a conditional CO. This is completely having to do with the conditions on the site plan. Mr. Zeiger- Which we have bonding for. Michael Hoyt - But that doesn't help with the Emergency services! Mr. Zeiger- The emergency access has been done. Mr. Wassen - It's not 100% done and the Fire Department was ok with what we have when they tested it.

Paula Kay - I suggest what Helen Budrock and I was saying with getting the information together for the next meeting and that the Board has all the documents they need.

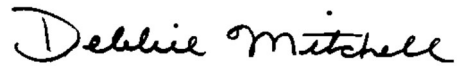
Jim Carnell - I have been there a number of times. We established the inspection fees. There were a number of changes done by the contractor. I believe there will be some overruns fees from the inspections. I had Brian from our department do a report for all times we had to go out there for

inspection and when we got there, they were not ready. We maybe asking for additional funding for all these inspections that didn't happen.

Chairman Kiefer - So we need to let this go until the next meeting.

A motion to close the meeting at 8:45 pm was made by Michael Hoyt and seconded by Matthew Sush
5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in black ink that reads "Debbie Mitchell". The signature is written in a cursive, flowing style.

Debbie Mitchell
Secretary
Town of Thompson Planning Board