

for review. Joel Kohn – I believe this has already been sent to the count. Once the 239 review comes back, there will be comments from them.

Paula Kay – these are all valid questions, I at least think we should move on to declaring Lead Agency so that these comments and questions, can be addressed.

Chairman Sush – is there any other things that the Board needs to take care of before declaring? Consultants? There is already a traffic consultant, a hydrogeologist may be required. A traffic consultant was engaged. Matt Sickler- will email contacts and recommendations for a hydrogeologist to the board.

Mat – The EAF should be updated prior to lead agency? Helen Budrock – at this point you are just declaring intent for lead agency, which will kick off sending out notices. Helen Budrock – at some point the EAF should be updated.

Helen Budrock – it is too early to schedule a public hearing. We should wait for the county to come back with comments.

A motion for intent for lead agency was made by Art Knapp and seconded by Michael Hoyt 3 in favor; 0 opposed

Matt Sickler – question on the ROW housing portion of the project – there is a section in ROW housing standards where the minimum distance separation is discussed between the principal buildings being equal to twice the height of the highest building. The height and separation distance isn't mentioned on the plan, so I don't know if it will be an issue, but should be considered moving forward.

Also, think about a playground and indicate it on the plan, possibly near the cul-de-sac. The playground would satisfy that requirement.

Steve Barshov – the only thing that I would like to add, even know it hasn't come up is that I have reviewed the utility easements that are there and the road is allowed, but we will need written consent and we will be addressing that.

CAMP BRESLEV (239 REVIEW REQUEST)

Helen Budrock – informed the board where to locate this information, she shared her screen. She explained what the project entailed.

There were some residence that contacted the town that regarding this project. It borders the Thompson.

The county has asked for any input and participation.

Chairman Sush – my only concern is the Mongaup, it is upstream from the Town Park, so certainly run off would impact our recreational facilities and the water eventually ends up in Sackett Lake. Street parking is also an issue. Helen Budrock – The two smaller parcels should have dedicated parking. We don't know where they are parking, it's not in our town. We will send our comments back to the county.

There were no other comments.

ACTION ITEMS:

BAILEY-CIANCIMINO

Fraser Road, Monticello, NY S/B/L: 10.-3-6

Albert Smith, Owner representative

Helen Budrock – shared her screen.

Albert Smith explained the project. These are family owned parcels. The owners are looking to subdivide the property to sell the existing house with 1.02 acres and 1.50 acre parcel as well as a 1.68 acre parcel. The right of way is supposed to be included. The one parcel is land locked, so it will need the right of way in the deed as well as the lot that it will cross over to the street. Whoever is preparing the deeds will need to address it and get a copy to us to review. The Right of way also needs to be shown on the map. Chairman Sush – how do you get to the barn now? We access it through the Right of Way.

Matt Sickler – An easement for water & sewer should be referenced, because if that lot is ever developed, you would need water and sewer out to Fraser Road. It could possibly be one easement for both.

A motion for conditional subdivision approval pending the right of way and sewer & water easement was made by Michael Hoyt and seconded by Art Knapp.

3 in favor; 0 opposed

1283 OLD ROUTE 17

1283 Old Route 17, Monticello, NY S/B/L: 1.-1-3

A motion to take the project out of order was made by Art Knapp and seconded by Michael Hoyt.

3 in favor, 0 opposed

No one showed for this project.

UNIQUE ESCAPES CAMPGROUND

Mike Rielly, Project Engineer

Mike Rielly – we are at the point of testing and septic design. We are looking to set a public hearing.

Chairman Sush – what type of road improvements are you looking to make on Gartner Road.

Mike Rielly – as minimal as possible. Our interior roads will be gravel. Chairman Sush – what type of signage will you have on the corner? Mike Rielly – we are working on it. There will be signage on Gartner Road. That information will be ready for the next submission.

The Town Highway should receive a copy of the application and site plan for review. If any improvements need to be made to Gartner Road, arrangements can be made with him directly.

Chairman Sush – is there anything else that needs to be discussed before setting a public hearing?

A motion to schedule a public hearing August 25, 2021 at 7:00pm was made by Michael Hoyt and seconded by Art Knapp
3 in favor; 0 opposed

1823 MIDDLE COUNTY REALTY fka 4020 STATE ROUTE 42 REALTY (GULF)
Steve Pikul, Bertin Engineering

Helen Budrock – Shared her screen

This project has already received approvals from the Planning Board and Zoning Board of Appeals. Due to lapse in time all approvals have expired.

Steve Pikul – discussed the project with the board. We are currently getting all the permits that are required from the State of New York DOT, but also a forest management permit that needs to be obtained. Explained all construction and drainage.

We are proposing an addition to the building for a new bathroom and mechanical room. There is a new canopy with more pumps. There is also more curbing to be added to better circulate traffic. We are also asking the DOT to reconfigure the entrance and exits.

Helen Budrock – did you start from scratch with the landscaping or is this what was basically approved the first time. Steve Pikul – we have used the approved plan. Some things have been taken off. For instance, we had a glitch with the branding of the building, it is being changed from a Gulf Station to a Phillips 66 station. All the signage has been taken off of the site plan and will be provided with an amendment to the branding.

Michael Hoyt – has anything changed from the last time regarding the traffic flow or is this the same plan. Steve Piluk – we can certainly redo the traffic study if that is what the board requests. I don't see the numbers changing all that much.

Matt Sickler - Michael is your question – did any of the internal circulation change from previous approvals. Steve Pikul – no none of the curbing has changed. Helen Budrock – but you added additional circulation behind the existing building. Steve Pikul – no that has always been the proposed circulation.

Chairman Sush – I thought the diesel pumps were on the other side and that would change where the trucks come in. Michael Hoyt – you have the truck right against the wall, what about snow? If there is a truck already in there, what is going to happen? It just seems tight. Steve Pikul – I really don't have a suggestion for you at this time. Paula Kay – possibly by the next meeting you can tweak the plan a little. Steve Piluk – discussed the signage that would be installed on the property for the truck route.

Michael Hoyt – where are they going to stack the snow. Matt Sickler – there is designated area on the plan. It is about a 400 sq. ft. area. Additional snow will be trucked out. Chairman Sush – it

looks like there is a Red Maple and a rock in the snow area. Steve Piluk – we will move the tree back.

Chairman Sush – it has been awhile since we have seen this plan. Marshall's is new since then, do we need to anything with the neighbors? Paula Kay – well there will be public hearings, the neighbors will be notified at that time.

A motion to send the applicant to the Zoning Board of Appeals was made by Michael Hoyt and seconded by Art Knapp.

3 in favor; 0 opposed

A motion to adjourn the meeting was made by Art Knapp and seconded by Michael Hoyt.

3 in favor; 0 opposed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Heather Zangla".

Heather Zangla
Secretary