

4 in favor; 0 opposed

A motion to approve the December 8, 2021 minutes was made by Michael Hoyt and seconded by Michael Croissant.

4 in favor; 0 opposed

A motion to approve the January 12, 2022 minutes was made by Arthur Knapp and seconded by Kathleen Lara.

4 in favor; 0 opposed

DISCUSSION ITEMS

GAN EDEN

Old Liberty Road, Monticello, NY

Dan Horgan, Project Attorney

Tom Dill

Larry Frankel

Paula Kay stated that the application hasn't been visited in a while, since the DEIS was being worked on. She stated to Dan Horgan to please make some points of the document and move forward.

Dan Horgan – we had an extensive scoping document that was in great detail. It is supported by approx. 2 dozen exhibits. There are few changes since being in front of the board.

For engineering reasons, the water tank was changed from a tower to a ground structure. The height was reduced down to approx. 41 feet off the ground. A steel tank would be difficult to maintain in the weather. Changing this makes the water pressure lower so pressure tanks are being installed.

The scoping required a view study. How would the elevated tank look? It demonstrates that the tank is no longer visible. The new ground level tank is about the average height of a building.

This is an all-electric project, very little fossil fuel used. This is where development is going in the world and future, it provides a significant boost to the environment.

Lastly, we were in the midst of a pandemic, would the pandemic effect any aspect of the development? That is also addressed in the DEIS.

Paula Kay – Helen Budrock will talk about the process of moving forward. Helen Budrock – There are no actions to be taken tonight since the board just received the DEIS. This project has a possible Positive Declaration. The board needs to declare the documents complete, comparing the documents of the scoping session and the DEIS. By law the Planning Board has a 45-day window to do that. A work session should be held in between meetings. If no changes are required then the board can declare the

documents complete in March. The time can frame can always be extended for a short time. At that point a public hearing could be scheduled and the board can move forward. NO formal action tonight but maybe the traffic consultant can be re-engaged. A work session will be set up for February 16, 2022.

ACTION ITEMS

KHIAM ROZHIK

349 Cold Spring Road, Monticello, NY
Tim Gottlieb, Project engineer

Tim Gottlieb –The site plan has been revised with sidewalks, dimension between building and grading. The applicant is looking to schedule a public hearing and a 239 referral.

Matt Sickler – I have reviewed the comments that Tim Gottlieb submitted and they look good. The pool was the only thing in question. Tim Gottlieb – Mr. Rozhik has informed me that he intends to use it in the future. Paula Kay – is the pool unsafe or dangerous? A Board member stated that there is a fence around it but was unclear if it needed to be repaired in any way. Tim Gottlieb - I will make sure if any repairs need to be made to the fencing it will be corrected before the public hearing.

A motion for a 239 referral was made by Arthur Knapp and seconded by Michael Hoyt.
4 in favor; 0 opposed

A motion to schedule a public hearing on February 23, 2022 was made by Arthur Knapp and seconded by Michael Croissant.
4 in favor; 0 opposed

HAMPTON LAKE, LLC.

Starlight Road, Monticello, NY
Glenn Smith, Project engineer

Paula kay has recused herself.

Glenn Smith – There has been a small update to the site plan has been done since the last meeting. I show a parking table on the site plan. I have reduced the parking around the club house and left more grass area. We are here to schedule a public hearing.

Michael Croissant – did you look into the eagles nest up the road? Glenn Smith stated he made a call to the correct department, but didn't receive a call back yet. Michael Croissant – informed Glenn Smith where it was so he would have a better idea of where to look.

A motion to declare lead agency was made by Michael Hoyt and seconded by Michael Croissant.
4 in favor; 0 opposed

A motion to schedule a public hearing for February 9, 2022 was made by Kathleen Lara and seconded by Arthur Knapp
4 in favor; 0 opposed

ALDI'S

59 Lanahan Road, Monticello, NY
Luke Mauro, Project Engineer
Mark Mancuso

Chairman Sush has recused himself.

Michael Croissant is in as chairman and appointed Kristin Boyd as a voting member.

Luke Mauro – A new site plan has been submitted with changes. Two driveways connecting to Lanahan Rd. and one connection to Taco Bell. We have scaled back the development plan after receiving comments from the Planning Board. The new site plan shows the secondary retail use. We have shifted the store slightly to the west. The zoning is in now compliant. The Taco Bell entrance is now off the plan. We are showing a new proposal through the bakery or Catskill Hudson Bank. We currently do not have those approvals and it is not included in the original application. Just showing the board the impact if such approvals are given to us by those properties.

Drainage comments have been addressed.

Traffic comments have been addressed. Adjustment has been made at the peak season.

Coding areas have been addressed.

Luke Mauro - It is my understanding that MHE comments have been addressed as well as CHA comments. Relocating the stop bar needs to be addressed.

Paula Kay – I wanted to clarify the Taco Bell issue. Luke Mauro – the Taco Bell entrance has been removed from the plan.

Michael Hoyt – access through the bakery and the bank is for the future correct. Luke Mauro – yes. We have included that in the grading but currently it is just for future reference only. Helen Budrock – that would be something the applicant would need to come back to the board for. Possibly an amended site plan for Aldi's as well as the current bank and bakery.

Jay Patel – CHA representative - I was looking at the aerial map. I noticed that the truck entrance was changed. The truck circulation in and out, the traffic devise and stop bar. These items will need to be discussed.

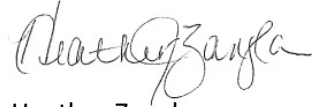
A motion to schedule a public hearing on February 9, 2022 was made by Michael Hoyt and seconded by Arthur Knapp.

4 in favor; 0 opposed

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

4 in favor; 0 opposed

Respectfully submitted,

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

Heather Zangla

Secretary

Town of Thompson Planning Board