

TOWN OF THOMPSON
PLANNING BOARD

August 14, 2024

IN ATTENDANCE: Kathleen Lara, Chairman
Arthur Knapp
Kristinn Boyd
Michael Hoyt
Michael Croissant
Matthew Sickler, Consulting Engineer
James Carnell, Building, Planning, & Zoning
Shoshana Mitchell, Alternate
Christina Cellini, Alternate
Laura Eppers, Secretary
Steve Vegliante, Consulting Attorney

Chairman Lara brought the meeting to order at 7:07 pm with a pledge to the flag.

A motion to approve both the June 26, 2024 and the July 10, 2024 minutes was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed.

ACTION ITEMS:

DEB EL FOODS

64 Kutger Road, Thompsonville, NY
David Higgins, Project engineer
Elliot Gibber, Applicant
Sean Brooks, Prestige Towing

David Higgins – As a recap, this project has received site plan approval and I believe we were last here in June. We had asked the Planning Board for some relief from the 1.8-million-dollar bond required for construction improvements for this project. The issue that came up in June, and I believe stopped the Board from taking any action, were the complaints the Board has still been receiving in regards to trucks parking on Rock Hill Drive. Chairman Lara – Right. David Higgins – We were supposed to come back in July, but Elliot was out of the area and wanted to be here. I sent in a letter last week because in addition to the standing request for the bond reduction, we now need to request an extension on the site plan approve. I also sent in a letter yesterday from Elliot explaining exactly what is being done to mitigate the parking issue as I thought the Board might appreciate something in writing. In addition to that letter Sean Brooks, from Prestige Towing, provided a letter. I’m not sure if the Board got it yet, but I have that here and Sean is here with us tonight for any questions you may have.

Chairman Lara – Great. We would love to hear from Mr. Brooks, but first I am going to read his letter aloud for everyone.

Link to letter provided by Prestige Towing:

https://drive.google.com/open?id=1lpVjLsNYQnpyecmLORzxD_TabEasA8V&usp=drive_fs

Chairman Lara – So, this will go on the record and this is the number that should be called if someone has an issue with any trucks sitting there too long. Sean Brooks – I think that this will really help with the problem you are having there. Also, for the record when I have been called in the past to tow trucks out of there, they were not DEB El trucks. I'm guessing that once word spreads that the trucks are being towed from there, it should stop. Elliot Gibber – Also the property has 24-hour surveillance that is monitored all the time. Last night I watched the cameras and the driver pulled in and was gone within 10 minutes. There is not a lot of paperwork, so it should be that fast and once that is done, there is no reason for them to be there anymore. But some drivers will sit there, so we send guys out pretty regularly to tell them to move. However, the issue with that is they are not our trucks and we cannot make them. We did ask the Town to put some kind of barriers in, so that they can't park there because it is not my property. Chairman Lara – We asked as well and not to interrupt you, but the Board's biggest concern is that there was a plan when we gave you approval and that didn't work. Not to your discredit, but it didn't work and we didn't feel as a Board that we could go forward without a solid plan. And I am not speaking for the Board, but I feel Sean is a solid plan. How does everyone else feel? Michael Hoyt – You keep mentioning that these trucks are not Deb El trucks, so when you see other trucks there are you calling authorities to have them come and do something? Sean Brooks – To answer that question, I think what is happening here is that all of the agencies in the county are exhausted and do not have the resources to come out every time a truck is parked there. That is why Elliot hired me to tow the trucks away. The idea is not to have to tow them away every time because when most people see the tow truck, they will move along. Michael Hoyt – So, will you now be calling Sean to let him know every time there is a truck there that shouldn't be? How exactly is that going to work? Steve Vegliante – Just to make sure I got this straight, there are trucks that you own and operate and then there are other trucks that come from outside vendors, so you have no control over them, right? Sean Brooks – Right and some of the trucks there have nothing to do with anything. Michael Hoyt – Word gets out and people probably think they can park there. Elliot Gibber – And it is a nice quiet spot to pull over for the night to sleep. There is another spot like that off of 107 and my guys only come in the mornings and on some Saturdays. Michael Hoyt – You said you have cameras that you can look see at any time, so you should have a way to monitor after hours. Even though these trucks parking overnight is not directly your doing, we want to know what you are doing to make sure this stops because you are getting blamed for it. Sean Brooks – I can't speak to how they monitor, but everytime I am called, I go right out there, so hopefully, I am the solution. I'm going to guess that the cameras are looked at from time to time and if they see someone there, they call us. The residents can also call us directly, because they probably see more than Elliot and they are the ones complaining, which is completely understandable. Steve Vegliante – I think one of the problems the Board as grappled with in the past, is that there have not been any enforcement signs, right? Chairman Lara – Yes. Steve Vegliante – So, I think this is a step in the right direction and something that I think would help out here, and this is really up to the applicant, is some kind of specific signage stating that Prestige has been engage to tow, so that everyone is aware. Chairman Lara – I don't think that is a bad idea. Sean Brooks – And again, hopefully once we tow one or two of these trucks away, people will know they cannot park there and this problem goes away. I have worked with Mr. Gibber for years and I have found that when he says he is going to do something, he does. So, I think this will work. Michael Hoyt – Our experience is a little different, but I will take your word on that. In the past we were provided a number for a guy to call if we had any issues there, so can we get that number provided to Sean as well. Elliot Gibber – Sure and his name is Luis. Chairman Lara – I like the idea that the public can also call Sean if needed and I know they can look the number up, but I like the idea of having signs there with the number on them. Would you be amenable to installing some signs like that Mr. Gibber? Harold Gibber – Whatever I have to do. Kristin Boyd – Sean can you just talk me through the procedure. Let's say you get a call and you get there and there is a driver in the truck who says I just got here, but I will leave. Sean Brooks – In my opinion we are better off just letting them go. If there is no need to tow, then that is best for everyone. The important thing is that they leave when asked to. Chairman Lara

– What does it coast roughly to tow an 18-wheeler? Not to put you on the spot, but just so we can better understand what it takes. Sean Brooks – It would be more expensive than what I am doing for Mr. Gibber, because right off the bat, you need to units to tow an 18-wheeler. So, to say \$500 or \$800 or even \$1,000 would not be unrealistic. Chairman Lara – Perfect, thank you. The other thing I wanted to talk about is the condition of the road. I know it is not all your fault, but when you are done building your new storage building, I would like to talk about what we can do to get the road fixed. Again, we know it is not all your fault, but I think fixing the road would go along way with the neighbors. Elliot Gibber – You mean that parking hole? Chairman Lara – I think the comment was that you could fit a small car in it. Michael Hoyt – I think we are talking about the damage to the side of the road, where these trucks are parking for you. Elliot Gibber – The shoulder? Michael Hoyt – Yes. Elliot Gibber – Are talking about laying some crusher run? Michael Hoyt – something along those lines. Chairman Lara – But we are not asking you to do that now. Matt Sickler – Maybe you can add some nice shrubs to keep them from parking there. Elliot Gibber – I am open for a discussion. Chairman Lara – Great. Michael Hoyt – I think there is more of a plan now and I think it may make some of the residents there happier.

Chairman Lara – Lets move onto the bond reduction. Matt, if you would please. Matt Sickler – The original estimate for all of the site improvements was \$1,875,958.99. In reviewing this with Jim and Dave, there are two components to that which will also have third part agencies inspecting or testing them, so someone will be there to make sure the placement on things like that are done right. That is the large concrete aprons, loading docks, the retaining wall, and the pavement in that area, So, reworking the estimate to remove those items from the inspection fee, reduces that to \$1,181,942.95. Fell free to round. Chairman Lara – Thank you Matt and I agree it should be rounded.

Chairman Lara – As to the extension request, how long were you guys looking for? David Higgins – That is a good question. Elliot Gibber – Lets start off with 6 months. Chairman Lara – Remember that you still have to file building permits. David Higgins – Our plan is to be in that building by next June. Elliot Gibber – We have way more business than before and the group that is looking at it needs two to three months because there is new technology that this building will have. We are hoping to have everything done before the winter, so I hope that the 6 months should be enough. Chairman Lara – Okay and the Board prefers to do it in 6-month increments anyway because then we can get updates sooner than later. Kristin Boyd – Can we request we ask for an update in three months just to see how things are going? Chairman Lara – Would you want them to come back or just a letter or something? Kristin Boyd – Something in writing would be fine. Just to make sure things are moving along and we can answer to the public on the progress being made. Chairman Lara – Okay

Chairman Lara – Also, reach out to NYSEG now because it sounds like you are going to need a lot of power. Elliot Gibber – We have been in contact with NYSEG and they will not have a problem. Chairman Lara – Okay.

No further questions or comments from the Board.

A motion to approve the bond reduction, per 250-58 & 59 of the town code, to \$1,181,943.00, was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed.

A motion to approve a 6-month extension, to March 13, 2025, subject to the agreement with Prestige Towing being in place, the applicant submitting a written update in 3 months, and the agreement of future discussion regarding the road condition, was made by Michael Croissant and second by Michael Hoyt.
All in favor, 0 opposed.

THOMPSON'S OWN SOLAR

Downs Road, Monticello, NY

Robert Romine, Project representative

Robert Romine – Last time we were here the Board elected to be Lead Agency and I don't think the 30 days for that has elapsed yet, but we didn't see any harm in asking to schedule a public hearing in the meantime. By the time we can have a public hearing, the 30 would have passed and that is essentially why we are here tonight.

Chairman Lara – Did you have any luck getting in touch with NYSEG yet? Robert Romine – I'm not sure. Jim Carnell – I did have some correspondence back and forth with Brian McPhillips, but he did not really provide any additional information above and beyond what has already been submitted by the applicant. He wasn't really able to pinpoint any visual or physical impacts that may occur when extending the service from Cimarron Road to Downs Road. Robert Romine – That's pretty much about where we could get with them as well. And like Jim said, we did submit the report we received from them that really only shows the route along the road they are looking to take. Jim Carnell – Which I forwarded to Matt to take a look at too. Chairman Lara – It was nice of you to plan ahead and identify any eyesores that may be inside the project, but it would be nice to know what we can expect outside as well before the public hearing. Robert Romine – Do think they would be willing to meet with you? Jim Carnell – I think so. I think Matt just has not had time to speak with the engineers yet. Steve Vegliante – And I don't think NYSEG's engineering department is what it was before, so I think there may be a delay there as well. Chairman Lara – Okay.

Robert Romine – One other thing is that we are looking to do some geotechnical testing at the site, so there will be some machinery out there. We will just be taking soil and water samples for foundation purposes. Chairman Lara – Can you just let Jim's office know when that is going to happen because that is who will get calls from neighbors, if any. Matt Sickler – Will it be just a boring rig? Robert Romine – Yes and they will have to clear like a 14-foot path to get it in. Matt Sickler – I think most people won't even notice that. Michael Hoyt – You should still let the building department know. Robert Romine – Sure and it will be in about a week or so. Chairman Lara – Sounds good.

Chairman Lara – Steve, is there any issue with scheduling a public hearing tonight? Steve Vegliante – No, because it will have to be at least another 30 days out, so the time frame will not be an issue. Chairman Lara – Okay, so that puts us at the first meeting in September, which is the 11th. Does that work for you? Robert Romine – That is fine with us.

No further question or comments from the Board.

A motion to schedule a public hearing on September 11, 2024 was made by Michael Croissant and second by Michael Hoyt.

All in favor, 0 opposed.

BUNGALOW CITY

106 Rupp Road, Monticello, NY

Carol McGovern, Project representative

Carol McGovern – I am here tonight to get a re-approval so that I can finally expand my kitchen. Chairman Lara – Jim, can you please explain. Jim Carnell – I believe they got a modified site plan not too long ago. Carol McGovern – In 2022. Jim Carnell – Since then no action has been taken to secure the approval, so they will need to get a re-approval. Chairman Lara – That’s what I thought we talked about and there was no change, right? Steve Vegliante – And they are looking to pull a permit now. Jim Carnell – That is correct and yes. Carol McGovern – I currently have a permit application in with the building department. Chairman Lara – And it is just kind of sitting there awaiting the re-approval? Jim Carnell – Right and the 2022 approval was just a modification to a previously approved site plan. Chairman Lara – Okay. Matt Sickler – It looks like that approval was for work on a total of 5 units. Jim Carnell – That sounds right. Steve Vegliante – Was any of that work done? Matt Sickler – It looks like some of it was done prior to the approval in 2022, so it was approving some work that was already done and the proposed work to 1 or 2 other units. Steve Vegliante – Is this the only unit that still required work to be done? Carol McGovern – Well, it’s a co-op, so there are 12 of us each with bungalows. All I know for sure is that I am looking to move my exterior wall out 6 feet and that needs this to be re-approved. Jim Carnell – I’m not sure about the other units, but I know when this permit application was submitted, we noticed that the approval had expired. Chairman Lara – And the building department will be out there to do the inspections for this, so if there was anything else done, they will catch it. Jim Carnell – Right. Steve Vegliante – So, would the building department be comfortable with them approving the whole thing again? Jim Carnell – I think we would prefer it that way. Steve Vegliante – Okay.

No further questions or comments from the Board.

A motion to re-approve the site plan originally approved on July 28, 2022 was made by Michael Hoyt and second by Kristin Boyd.
All in favor, 0 opposed.

FRANK LAUFERSWEILER

64 Dingle Daisy Road, Monticello, NY
Grant Decker, Project surveyor

Grant Decker – With this case here, the son and daughter-in-law own the parcel up front, tax lot #12, and the dad owns lot 15.2, which is a small triangular parcel, and a bigger parcel in the back. Which they just built a house on. The kids are trying to get to a 2-acre parcel, which they need to put in an outdoor stove or something along those lines, so they are looking to take an acre from the dad and add it on theirs. So, what the dad is doing is giving them all of the smaller parcel and some of his bigger, 40-acre parcel to get the additional acre they require. He will also be reserving a 50-foot right-of-way so that his piece does not become landlocked. So, we are trying to prepare the deeds for all of that and get your approval. Chairman Lara – Okay. When you are done with the language for the deeds, can you send that over to our consulting attorney to review before it gets recorded? Grant Decker – Sure. Chairman Lara – This sounds pretty straight forward and I would just like to add that we love to get rid of small, unbuildable pieces like this one.

No further questions or comments from the Board.

A motion to approve the requested lot improvement was made by Arthur Knapp and second by Michael

Hoyt.
All in favor, 0 opposed.

51 STRONG LLC

51 Strong Road, Monticello, NY
Joel Kohn, Project representative

Joel Kohn – We are back tonight looking for a modification to what was approved about a month ago. They were going to keep this lot here and have this part separate, but now they want to keep the small piece as one lot and have this be a separate lot. Matt Sickler – So, they are just going to combined the 2 parcels and instead of being 3, there will now be 2? Joel Kohn – Correct. Jim Carnell – And the improvements being shown here still meet all of the setbacks, right? Joel Kohn – Yes. Jim Carnell – the septic and everything? Joel Kohn – Yes, everything is within the limits of the created parcel.

No further questions or comments from the Board.

A motion to approve the request to re-configure the lots in previously approve 2-lot subdivision was made by Arthur Knapp and second by Kristin Boyd.
All in favor, 0 opposed.

DISCUSSION/POTENTIAL ACTION ITEMS
(as determined by the board):

LEFKOWITZ BUNGALOWS (CAMP YESHIVA SERDAHAL)

177 Old Route 17, Monticello, NY
Joel Kohn, Project representative

Chairman Lara – Joel is here tonight just to give us an update on this project and they are not looking for any kind of action tonight. Joel Kohn – That is correct. We are here just to give the Board an update as a lot has happened on the master plan since we were last here. Just to remind the Board this is an existing site on Old Route 17. They are proposing to demolish buildings 25 and 26 and replace those with a larger building and build 2 bunk houses, a shul/dining room/kitchen building, and a mikvah building. They recent got permission to demolish a couple buildings, I think units 1-6, and replace them with a larger building. As part of this project, they had to get a DOH permit to operate the camp. The DOH reviewed the entire water and sewer and there was a lot of back and forth with them. They also wanted a SPDES permit for what currently exists on the site, which we are obtained a couple weeks ago. Meanwhile, we have ben working on the master plan which includes eventually replacing the entire sewer system. So, there will be a new septic system in the back of the property and all of the existing leech field will be abandoned. There will be a completely new water system as well. The water tanks and treatment system will be up here in this building, which is replace an old, dilapidated building. We are planning to submit the full plans to the DOH and the DEC by the end of next week or beginning of the following week. We did have a public hearing on this about a year ago, with no public comments, and got the 239 review back on April 26th of this year,

which resulted in local determination with some minor technical comments that should not be an issue to address. The DOT wanted to see drainage started and wanted to make sure nothing was being placed in their Right-of way on the NYS Route 17 side. That is basically it for tonight and we would like to come back probably within the next month or so, to get conditional approval subject to DEC approval. If the Board has any other questions or comments, we would like to get that input now so that we can address them prior to requesting any approval.

Chairman Lara – I know one of the big things was getting rid of some of the dilapidated buildings as soon as possible, which I know your client has done or is planning to do and has it noted on the plan. Joel Kohn – Correct and some of that has been done, but a lot of these buildings still need to be demolished and that should be done right after the season.

Michael Croissant – Did this have a sight distance issue? Joel Kohn – I don't think so and the sight distance is noted on the site plan. Jim Carnell – There used to be another entrance down here, right? Joel Kohn – There are 3 entrances in total. Jim Carnell – Okay, so it still exists. I know there is sight distance at the entrance and then it drops off pretty steep. Joel Kohn – And they are all pre-existing entrances. This one will be improved and this one will need a County DPW permit.

Chairman Lara – Jim, do you have any comments on this? Jim Carnell – I think we just got a letter back from the DEC in regards to the incomplete SPDES permit. Joel Kohn – We just got the SPDES permit from the DEC and that was for the existing conditions. Matt Sickler – But I think they laid out what they wanted for the proposed. Jim Carnell – Something like that and I think we got the email on Friday. Matt Sickler – It looks like we got it on July 29th. Joel Kohn – Are you sure that wasn't for the Land Rover project? Jim Carell – Maybe that was it. Joel Kohn – Because I got one for that project and Cold Spring Cottages last week. Jim Carnell – Stating the applications were incomplete? Joel Kohn – Yes. Chairman Lara – This is something we can take care of prior to any approvals. Matt, can you take a deep dive into this before they come back? Matt Sickler – Sure thing. The only thing I ask is that you copy us on your DOH and DEC submissions when you do so. Joel Kohn – No problem. Matt Sickler that way we have all those documents and won't have to re-invent the wheel with some of the stuff cover by those.

No further questions or comments from the Board.

RHAPSODY HOLDINGS

9-29 Rhapsody Lane, Monticello, NY
Robert Heyward, Project representative

Chairman Lara – We heard you were in the building department every chance you could get to stay on top of this. Robert Heyward – I think they do their job well and I try to do my job well, so we have a good relationship. I have them come out for every inspection needed and I cleared up all of the violations that they had. We are here tonight because we want to add some additions to the 5 existing houses and I submitted an updated site plan showing that. I also took some pictures of the houses so that you will have a visual of what is currently there. You will see that some of the siding is coming off of some of the buildings because it wasn't done correctly, so we will be able to fix that when we do the additions. Once we are done, all of the houses will be aesthetically pleasing.

Chairman Lara – Are these additions the only thing you are looking to do? Robert Heyward – Yes.

Chairman Lara – Matt, did you have a chance to look at this yet and make sure lot coverage and all of that is okay? Matt Sickler – I did not check lot coverage or any zoning yet because I wanted to hear exactly what is going on first. But I can certainly do that. My only other suggestion, and I don't believe it is an issue, but if you decide to take action tonight, I would make it contingent on any comments or request from Mike Messenger on sewer. Robert Heyward – I have already reached out to him on this. Matt Sickler – Great. Robert Heyward – I have their personal cell phone numbers and call them before I touch any pipes. Matt Sickler – Okay.

Michael Hoyt – What is going in the additions? Robert Heyward – One of the issues now is the need for more bathrooms, so there will be some additional bathrooms, as well as 2 bedrooms upstairs and 2 bedrooms downstairs. Chairman Lara – So, how many bedrooms will you be increasing it by in total? Robert Heyward – Each unit is going to get 4 more bedrooms. There will also be a bathroom with a tub in it and an office with an extra bathroom off of that. There is a chance that we will omit one of the bathrooms, but I told them to put it on the plans because it is better to have it approved and do less, then trying to add more in the future. Chairman Lara – Okay. Christina Cellini – How many bedrooms does each unit have now? Robert Heyward – Right now there are 6 bedrooms in each unit. Christina Cellini – And you want to increase it by another 4 bedrooms? Robert Heyward – yes. Michael Hoyt – How many people will be in the bedrooms? Robert Heyward – Believe it or not, the place doesn't really get used at this time, but they want to option for future use. Michael Hoyt – How many beds are in the rooms? Are we talking 2 twin sized beds or 18 bunk beds? Robert Heyward – There will be no bunk beds and most likely there will be 2 48" beds or twin beds. Chairman Lara – I don't want to speak for the Board but I would feel better if the engineer got to do his review first knowing the bedroom count. Michael Hoyt – I agree. Chairman Lara – The place looks amazing, but I think we need to hear from everyone before we can grant any approval. Steve Vegliante – Also because of the number of bathrooms being added. I think it is something that Mike really needs to look at first. Robert Heyward – Okay. Chairman Lara – Also, Christina started to raise the question about if the traffic would increase due to the additional bedrooms? Robert Heyward – I don't have the answer for that because I haven't seen any traffic in that place in years. Chairman Lara – The issue is they could sell it in the future and that could all change. Jim Carnell – Based off of current usage, there appears to be adequate parking. Each one of the units has parking directly in front of it and then some additional municipal parking. Matt Sickler – I can look into the parking for this as well. Chairman Lara – Okay.

No further questions or comments from the Board at this time.

The applicant will come back to the next meeting.

SIKORSKI 13-LOT SUBDIVISION

Adams Road, Monticello, NY

Glenn Smith – Project engineer

Glenn Smith – We are here tonight to propose a 13-lot subdivision. This is a vacant, wooded 15.5 acer parcel in the RR-1 zone. Which permits subdivisions and 1 or 2 family homes on a 40,000 sq. ft. lot. It is fairly simple; there will be one road into the site to a closed circuit in the back with 13 lots. The town's

subdivision code pretty much requires us to make a sketch plan presentation initially, so that is what this is. Each lot will have their own septic system and well, so this conceptually shows those. Based on the largest house and the soils there, I am showing a fairly large septic system. We haven't done the SWPP yet, but once that is done, we will know if we will need retention basins or anything like that and that may take away from the number of buildable lots. We can kind of finalize things once we get all of the information. The proposed road is shown at 1,400 feet to the cul-de-sac and some of the regulation requires at least 1,200 feet, but there is a waiver for that if we end up losing more than 200 feet of road. The houses are proposed to be a mix of single and doubles and most of the units will be 2 to 3 bedrooms. It will all be based on how big the septic area will have to be. The applicant is not looking to sell the lots, they are looking to build the houses and rent them out. The road and the storm water facility will remain private, so the property owners will be responsible for maintaining those. At this time, I am showing a 10% grading for the road. There will be a small area of about 8 to 12 feet of cut and if we go up to 10% or 11% grade, we can reduce that cut by about 5 feet. The code recommends 10% for a minor road and allow up to 12% with a waiver from the Board. But like I said, once we get through the SWPP we will be able to straighten all of that out. We will need DOH approval because the lots are less than 5 acres. They will want to do a full review of the septic systems and will probably require 2 test wells. That's pretty much it until we get further along. Chairman Lara – Jim, can you explain briefly why we have a requirement on the length of the road? Jim Carnell – It is in our code and the fire code and the distance is required for accident and emergency purposes. Chairman Lara – It's a little early, but do you guys think the fire department should look at this. Michael Hoyt – I'd say so. Glenn Smith – We do plan on submitting it to the fire department. Chairman Lara – Okay.

Michael Hoyt – If they are going to keep it all under one ownership and just rent them, why so many lots? Steve Vegliante – Well, this is a subdivision, right? Glenn Smith – Yes, and they are just going to maintain each lot. Chairman Lara – They obviously could one day go and sell them individually. Glenn Smith – They could and that's why we show the lots running to the center of the road. Jim Carnell – That was one of my questions and if the road was going to be its own lot. Glenn Smith – All the lots go to the middle of the road so that we don't have to do that. Chairman Lara – And we really appreciate that. Steve Vegliante – Will there be an HOA? Glenn Smith – They won't need one if they own all of the lots. Steve Vegliante – What if they start to sell the lots off? Glenn Smith – If they get to that point, then yes, they will need one. Steve Vegliante – From my perspective, at the very least we will need to see a maintenance agreement, but an HOA would be more appropriate. Jim Carnell – And they are going to need a transportation corporation for the utilities. Steve Carnell – Well, each lot is going to have their own water and sewer. Jim Carnell – They are going to need to bring electric into the site, so they will need one for that. Glenn Smith – For the Town's use? Jim Carnell – For NYSEG because they are going to stop at the town road. Glenn Smith – True.

Chairman Lara – Anything I have ever seen Vinny Sikorski do has been beautiful, so I am excited to see how this comes out. I know where Adams Road is, but I don't know how busy it is. Michael Hoyt – It depends on what time of day you are coming through. Some people will use this road when the more traveled roads in town are backed up. They will probably have to do something more in that intersection there. Glenn Smith – You mean this section here? Michael Hoyt – Yes. Shoshana Mitchell – Is this something the traffic consultant can look at? Michael Hoyt – I don't think we need to go that far. Glenn Smith – And the sight distance here is very good. Jim Carnell – I don't think this will cause enough traffic to cause a need to alter that intersection. Michael Hoyt – Due to a previous application, they get off of exit 110 and there is also tractor trailer traffic, so it gets quite busy through there. Shoshana Mitchell – So, would we need to look at the whole area? Chairman Lara – Well, Glenn pointed out that there is plenty of sight distance, but we can have Matt's office review it and see what they think. Matt Sickler – Sure. They may just need to do some

minor grading or clearing of vegetation, but I will take a look. Glenn Smith – This was also part of a subdivision the Board approved back in 2018 and some of the lots across the street have already been developed. We don't want to cause any flooding on that side because the land here is pretty steep and runs down hill that way. That is why the SWPP is so important with this project. Michael Hoyt – Were there any restrictions with the previous subdivision? Jim Carnell – No, I looked when the application came in. Michael Hoyt – Okay. I do remember there were issues with wells and it was a big issue with the neighbors when we held the public hearing. Chairman Lara – That is good to be noted now. Michael Hoyt – Right, because they were concerned with the adding additional wells and you are looking to drill possibly 13 more. Glenn Smith – Okay. We will have to do well testing, so we will see what that shows. Michael Hoyt – Also, I can't predict the future, but the public may want to know what kind of rentals these will be. I am not against development, but I live in this community and have a pretty good idea of what kind of issues may be raised. Glenn Smith – Okay. These will probably only be built 3 or 4 houses at a time, starting with the ones up front, so it will be a multi year project. Michael Hoyt – To be completely transparent, they may just want to go knock on the door of the couple neighbors there and just let them know what your intentions are. Glenn Smith – Okay and they had started to previously clear this property because they had plans to build a house back here, but that never happened and now they are looking to subdivide.

Christina Cellini – What about green space? Shoshana Mitchell – That would help with stormwater retention as well. Glenn Smith – We really haven't gotten into that yet as this is just a sketch plan, but once we get more of the SWPP done, we will have a better idea of that.

Chairman Lara – Okay, so it seems like you have some work to do and we will see you back when you have more completed plan.

A motion to close the meeting was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT