

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, September 28, 2016**

IN ATTENDANCE: Chairperson Patrice Chester Lou Kiefer
 Melinda Meddaugh Michael Croissant
 Matthew Sush Bobby Mapes, Alternate
 Kathleen Brawley, Secretary Paula Elaine Kay, Attorney
 Richard McGoey, Consulting Engineer

ABSENT: Jim Barnicle, Alternate

Chairperson Chester called the meeting to order at 7:09 p.m.

A motion to approve the September 14, 2016 minutes with revisions was made by Lou Kiefer and seconded by Michael Croissant
5 in favor; 0 opposed

**EPR CONCORD II, L.P. Water Park and Resort Hotel at Adelaar
Chalet Road, Monticello, NY, S/B/L: 15-1-14.4
Helen Mauch, Esq. and Paul Turvey, Esq.**

Ms. Mauch advised that the applicant is seeking preliminary site plan approval and a negative declaration under SEQRA. They have the Town Engineer's technical comments as well as the County Planning Department's comments and correspondence from the NYS DOT.

A motion for negative declaration motion under SEQRA was made by Michael Croissant and seconded by Melinda Meddaugh.
5 in favor; 0 opposed

A motion for preliminary site plan approval was made by Lou Kiefer and seconded by Michael Croissant.
5 in favor; 0 opposed

Ms. Mauch and Mr. Turvey thanked the Board for their efforts in connection with this application. They will build a destination we can be proud of.

**VERIA LIFESTYLE
Anawana Lake Rd, Monticello, NY - S/B/L: 9.-1-1.1 et al
Glenn Smith, P.E., Larry Boudreau, Chazen Engineering**

Mr. Smith advised that the applicant is looking for final approval. Mr. Boudreau advised that the updated storm water plan was submitted today. The Town Engineer's comments have been substantially addressed. Mr. Boudreau advised that the water tanks have been relocated on the site to make it less impactful on the site (installation of pipes, etc.). Chairperson Chester asked about

screening and the applicants advised that it is provided in the landscape plan. Mr. Boudreau briefly addressed the Town Engineer's comments but advised that he will provide the Town Engineer with written responses to his comments. Mr. Smith will make field changes per the Town Engineer's recommendations as well. A letter with the SWPP was submitted which outlines the changes to the plan and the mud separator. Town Engineer McGoey asked that this be put on the plans and Mr. Boudreau advised he would. A note concerning the UV rays affecting the PVC piping was made on the plan. The applicant advised that with respect to the former Kutsher's Hotel site, the contractor is using the site for storage, etc. The applicant would like until next summer to get the site cleaned up. Mr. Smith advised that there are only two buildings left on the former hotel site as well as some concrete rubble. Attorney Paula Kay advised that the Town is concerned about the condition of the former hotel site and that next summer may be too long. We can come up with a plan, but the Town Board will not be comfortable with waiting until next summer. The applicant advised that they will be paving, etc., and should be done next summer. Mr. Smith advised that the crushed concrete will be used for a base of the roads. Melinda Meddaugh felt that the buildings were a bigger issue and Mr. Smith advised that the existing buildings will be repurposed. Town Engineer McGoey felt that the way the buildings are boarded up is an aesthetic issue, which Mr. Boudreau agreed. Jim Carnell advised that the Town wants to know how long the buildings are going to be left as is. They are not comfortable not knowing and leaving it indefinite. They want a long term plan. The applicant advised he does not have an answer and he thought that the material was the issue, not the buildings. Mr. Carnell advised that leaving the buildings as is without a plan is an issue. Mr. Boudreau advised that he will obtain updated constructions costs and as soon as they have it they will provide the same. Mr. Boudreau advised that the fire apparatus route has not changed, but the material used for the roads is changing and they had to revise the plan accordingly. The turn radiuses are not changing. Mr. Boudreau advised that another bio retention area was added because of the increase of the runoff on the site. It is the site of a temporary sediment basin and the applicant took advantage of that.

Attorney Paula Kay advised that the applicant should provide a written resolution setting forth a schedule of how the former Kutsher's Hotel site will be cleaned up.

A motion for conditional site plan approval subject to the conditions above, including the submission of a written resolution was made by Michael Croissant and seconded by Matthew Sush 5 in favor; 0 opposed

The applicant thanked the Board and advised that due to the Board permitting preliminary site plan approval last year, they have over 100 people employed at the site.

DANOFF

Stephens Ave, Monticello, NY – S/B/L: 46-3-12 & 13

Dan Yanosh, L.S.

Mr. Yanosh advised that he has revised the plans submitted after meeting with the Town Engineer. It appears that Abby Lane is owned by Lot 12 and the County has agreed to change the tax map accordingly. The County confirmed that Danoff has rights and owns Abby Lane. Attorney Paula Kay reviewed the deeds confirming the same as provided by the applicant. It appears that only two people have rights to utilize Abby Lane. Mr. Yanosh provided the Town Engineer with a copy

of the old subdivision of the subject premises.

Town Engineer McGoey asked about water and sewer. Mr. Yanosh advised there is a shared well and public sewer. Town Engineer McGoey advised they will need shared maintenance agreements for the sewer lines.

Mr. Yanosh confirmed that iron pins will be set.

A motion for negative declaration motion under SEQRA was made by Lou Kiefer and seconded by Melinda Meddaugh.

5 in favor; 0 opposed

A motion for subdivision approval subject to Town Engineer's conditions and final review was made by Lou Kiefer and seconded by Matthew Sush

5 in favor; 0 opposed

NORMAN AND SHERYL GOLD

16 Timber Point Rd, Rock Hill, NY - S/B/L: 52.A-1-1 & 37

Mr. Gold advised that they are desirous of combining the lots because they may want to expand their existing home and want to avoid variance issues. Chairperson Chester asked if Emerald Green was aware of the application and Mr. Gold believes they are. Town Engineer McGoey advised that he has no issue with the application.

A motion for negative declaration motion under SEQRA was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

A motion to approve the lot improvement was made by Michael Croissant and seconded by Matthew Sush

5 in favor; 0 opposed

CONGREGATION KHAL ADATH KRASNA

203 Anawana Lake Rd, Monticello, NY - S/B/L: 8.-1-41

Tim Gottlieb P.E. and Abe Berkovic

Mr. Gottlieb advised that he has met with the Town Engineer and the applicant has taken care of a number of items. Landscaping by the main entrance and the new entrance will be addressed. Storm water ponds will also be landscaped. They will address them formally after tonight's meeting. The applicant has provided a new SWPP. MR. Berkovic advised that the bridge and lighting issues have been addressed. The compactor broke but they have two temporary dumpsters on the site. Chairperson Chester wanted to know what the time frame of the clean up would be. Mr. Berkovic advised that it is all done, the camp is shut down and the dumpsters will be removed. Matthew Sush asked when the compactor will be repaired and Mr. Gottlieb advised that the new approval requires them to put the compactor in a new location and Mr. Berkovic advised it will be ready for next summer. Jim Carnell advised that the Building Department has been out to the site

several times recently working with the applicant. Chairperson Chester asked why the applicant is not improving the shale parking lot. Mr. Berkovic advised that since they are under a SWPP they would need to do substantial storm water mitigation to expand this parking lot since it is over an acre of disturbance. They are constructing a new parking lot. Bobby Mapes asked if they have to travel through the old parking lot to get to the new parking lot and Mr. Berkovic advised they do not. Mr. Berkovic advised they will still use the old parking lot and add landscaping as required. Although they have relocated the compactor, they believe they have enough parking area once the new lot is constructed. Mr. Berkovic advised that the expansion only added five or six cars. He further explained where buses and visitor parking will be. Bobby Mapes thought that it may be wise for the applicant to leave the parking lot on the site plan as is and if they want to enlarge it later, they won't have to reapply. Mr. Berkovic advised that the applicant does not want to do this due to SWPP requirements.

Chairperson Chester asked about landscaping and Mr. Gottlieb advised they have provided a landscaping plan. Arborvitae are being planted along the rock wall as well as low growing shrubs and juniper will be planted by the main entrance and by the second entrance. Mr. Berkovic advised that there is limited area to plant as there is a drainage ditch along the way as well as the rock face. Bushes will be planted along the rock wall. Town Engineer McGoey asked that a note be placed on the plan that landscaping must be maintained year after year or it will be a site plan violation. Mr. Gottlieb advised that landscaping will be planned for the new entrance and the storm water management ponds, he asked that the architect wait on that until after tonight's meeting.

Mr. Berkovic advised that there is a note near the bus parking lot that has to come off of the site and they will ensure it is removed.

A motion for negative declaration motion under SEQRA was made by Melinda Meddaugh and seconded by Lou Kiefer.

5 in favor; 0 opposed

A motion to approve the amendment to the previously approved site plan, subject to the conditions noted above, was made by Melinda Meddaugh and seconded by Lou Kiefer

5 in favor; 0 opposed

COUNTRYSIDE ACRES (Unit 15)

445 Old Liberty Road, Monticello, NY - S/B/L: 8-1-57

Allen Frishman

Mr. Frishman provided the Board with an updated floor plan for the unit in question. The applicant is tearing down part of the existing unit and building a larger addition. They are keeping the two bedrooms. Attorney Paula Kay asked that Mr. Frishman confirm that the septic was capable of handling the two rooms (playroom and dinette) in the event the two rooms become bedrooms in the future. Town Engineer McGoey felt that the floor plan still did not help confirm that the two rooms will not be converted to bedrooms later. The Board noted that there are three bathrooms in the unit and additional bedrooms would not be unheard of. The playroom has a bathroom. Town Engineer McGoey wants confirmation that the existing septic system can handle the potential additional bedrooms. Attorney Paula Kay also felt that a note on the site plan noting that the

addition is for a playroom and dinette only may also be helpful.

Neg Dec: Matthew SUSH, Melinda Meddaugh

Site plan modification: subject to verification of septic system and note on plan, Lou, Matthew

A motion for negative declaration motion under SEQRA was made by Matthew Sush and seconded by Melinda Meddaugh.

5 in favor; 0 opposed

A motion to approve the modification to the previously approved site plan, subject to verification that the existing septic system can handle the potential additional bedrooms and the addition of a note on the site plan confirming the addition is for a playroom and dinette only, was made by Lou Kiefer and seconded by Melinda Meddaugh

5 in favor; 0 opposed

PRIMAX PROPERTIES LLC

5 STAR LAND DEVELOPMENT

Glen Wild Road, Rock Hill, NY - S/B/L: 32.-1-22

Bill Norton, P.E., RJ Smith, Adam Sellner, Primax Properties

Mr. Norton provided the Board with an updated site plan. They plan on utilizing all of the site and demolishing all of the buildings on the site. The entrance to the store has been moved farther away from the fire department and is in the approximate location of the existing driveway on the site. Grading and storm water mitigation has been addressed. They have 63 spaces and code only requires 61. There will be one entrance and exit. Mr. Norton advised that truck deliveries have been solved by coming off of Glen Wild Road and going immediately to the back of the store. There will be easy flow and no problems with customers who are parked there. They have a lighting and landscaping plan and presented the same to the Board. They have fashioned the lighting to minimally affect neighbors and the road. Town Engineer McGoey asked that they provide a lower light count than what is presented. Mr. Norton advised that stores similar to this one will have sodded grass in the front and seeded areas in the back. Deciduous trees will be planted. Birch trees will be planted. Chairperson Chester noted that there are birch trees existing on the site and asked if the applicant was keeping the existing landscaping as well. Mr. Norton advised that they are keeping some of the existing landscaping. Dogwood trees are planned along the front of the premises together with low growing shrubs. Mr. Sellner advised that Dollar General does not generally plant trees in the front of their stores. They usually plant low growing shrubs, etc. Attorney Paula Kay asked if the tree caliper was detailed on the plan and he confirmed it was and went through the same. Mr. Norton provided the Board with a proposed conceptual design of the building. Melinda Meddaugh noted that a lot of new projects have substantially more landscaping than what they are proposing. She feels it is not enough landscaping. They have asked for more landscaping from other applicants. Mrs. Meddaugh also asked about if the trees were in the County right-of-way and Mr. Norton confirmed they were not. Mr. Sellner asked what other applicants were asked to provide more landscaping and the Board noted, Catskill Regional, Mobil Gas Station, Taco Bell, etc. Melinda Meddaugh wanted the areas that are not going to be disturbed on the site noted as such. Bobby Mapes asked about a traffic study and Mr. Sellner

advised it was not done. They spent the summer on revising the plan. He did understand that it would be different to do one now as opposed to the summer and suggested doing seasonal multipliers to change the same. Town Engineer McGoey advised that this is up to our traffic consultant as to whether it is acceptable. Melinda Meddaugh noted that the new entrance is in an area the County felt was a less than desirable location. Mr. Norton felt that the traffic would not be greatly impacted to go to Dollar General as there are several other stores in the nearby vicinity.

Mr. Norton discussed the design of the building. They feel they matched the pharmacy in Rock Hill. They kept earth tones to the front of the building. There will be decorative shutters and windows. Split face block will be on the bottom of the building which looks like stone work. Chairperson Chester asked about the finish on the side of the buildings. Mr. Norton advised it would be metal siding to match the front. Michael Croissant thought the stone work would be nice to go around the entire building, as well as continuing the siding on the front to the sides. Mr. Sellner felt they could modify the siding on the sides of the building, especially since there is more exposure. Matthew Sush advised that where the main entrance is, you will see the side of the building. Bobby Mapes asked if the entrance can be changed to the corner of the building. Matthew Sush asked if the applicant felt this was the submission they want and will work the best. Mr. Sellner advised it was, as when everything was shifted they wanted the entrance to be oriented toward the parking in the front. It is safer for trucks coming in and out of the parcel and keep people parked in the front of the building. There is a corner entry but it is used when a building has a different orientation. A question was raised if the ballards and signs have to be bright yellow and Town Engineer McGoey advised that the ballards are not required by code. Jim Carnell advised that they are because the vehicle traffic is so close to the building. Melinda Meddaugh advised that they could ask for more landscaping in the front of the building. Mr. Sellner advised that a tan ballard does the same thing, it is just not as visible. The Board asked if the applicant had another sign. Melinda Meddaugh also noted that the Town is working on a sign ordinance and the proposed sign will probably not meet the ordinance. Mr. Sellner advised that the applicant has other sign options. They can do different colors on the building but their signage needs to be their signature colors. Lou Kiefer felt that natural stone would be nicer on the front of the building than the stone as presented.

Chairperson Chester asked if the applicant was ready to schedule a public hearing based on the plans as submitted tonight. Melinda Meddaugh felt that it was premature as they did not do a traffic study. Mr. Sellner advised that they will make the changes to the site plan as requested by the Board. Attorney Paula Kay asked when they can start the traffic study and Mr. Sellner felt it would be around a month. Melinda Meddaugh felt that a lot of comments were raised at the last public hearing concerning traffic. Michael Croissant further added that the Board wanted landscaping in the front of the building as well and they should show the same on the site plan. Mr. Sellner asked for confirmation of the location of the landscaping and whether it would be along the front of the building and the left side of the building and the Board confirmed that was what they were looking for.

PINE TREE RESORT ESTATES

3672 State Route 42, Monticello, NY - S/B/L: 29.-1-2

Joel Kohn

Mr. Kohn advised that the applicant has an approved site plan. They are seeking another one-year extension. The hold up is that the owner was busy with other projects and was unable to start this. He is planning on applying for building permits shortly. Michael Croissant asked why they need a year if they are applying for building permits. Attorney Paula Kay advised that since it was a final approval, they can have a ninety-day extension per Town Code.

A motion for a ninety-day site plan approval extension from November 16, 2016 to February 16, 2017 was made by Lou Kiefer and seconded by Matthew Sush
5 in favor; 0 opposed

LEISURE ACRES

Waverly Ave, Monticello, NY – S/B/L: 29-2-13, 22 & 23

Jay Zeiger, Esq., Joel Kohn and Meyer Silber

Mr. Zeiger advised that the applicant has provided a sketch plan. They have met with the Town Board. There are three parcels involved. The property is currently an eyesore and the applicant wants to tear down what is there and start new. The issue with the parcel is that it is not big enough for what the applicant wants, which is why they acquired two adjacent parcels. Mr. Kohn showed the Board the location of the three parcels on the map. Mr. Kohn advised that this will be a sixty home development and all three parcels will be combined to make one large parcel. They want row houses which is not presented permitted in the zone and they are looking for a zone change. The density is also an issue in the zone and changing the zone would help that. Attorney Paula Kay advised that a previous applicant was considering building row houses and there was a question as to what a row house was and a series was. It was determined by the ZBA that a series was three units. Mr. Zeiger felt that he reads the code differently. Mr. Zeiger feels that this is a nice project and the Board advised that they do not dispute that, they just want to be consistent. Mr. Zeiger asked if they could go before the ZBA to get a variance for the series. Mr. Kohn felt that it will be a much nicer project with two rather than three. Attorney Paula Kay confirmed that consistency is the issue. The ZBA was asked for a determination as to what a series was and it was not specific to any applicant. Attorney Paula Kay advised that it may be an issue and the Board wanted the applicant to know about it at the outset. The zone change issue is a different issue altogether. Mr. Zeiger advised that they have been before the Town Board to extend the sewer district to include a nearby bungalow colony and are hoping for a public hearing in November 2016. Mr. Zeiger advised that the Town Supervisor seems to be in favor of the zone change. Attorney Paula Kay noted that since the Town Board has not referred this matter to this Board, the Board really cannot take any action on this application. Mr. Zeiger understood that but was looking for the Board's initial comments. The Board noted that water is an issue. Mr. Zeiger advised that their engineer is going to prepare a study to see what water is available. Mr. Kohn advised that there is an existing well on the site already. There is a Cold Spring Road water district but they can construct a separate water district if necessary. Mr. Zeiger confirmed that the applicant has to demonstrate where the water is coming from and Town Engineer McGoey agreed as the Cold Spring Road Water District cannot accommodate another home. Bobby Mapes felt that he would

be more comfortable with making a decision on the zone change, etc., if they had the water and sewer issues more clearly lined up. Town Engineer McGoey also noted that the setback from the road and a buffer must be addressed as well. Matthew Sush asked about the entrance to the property and Mr. Kohn advised it will be changed and addressed per the Town Engineer's comments. Matthew Sush asked about parking and Mr. Kohn advised it will be adequate. Bobby Mapes asked about recreation space and whether the Town wants to address that. Mr. Kohn advised that they will address that further and this is just a sketch plan.

MACHNE MIVTZER HATORAH

218 Hilltop Rd, Monticello, NY; S/B/L: 41.-1-24.1

Bill Norton, P.E., Jay Zeiger, Esq., Ben Halberstam and Joel Kohn

Mr. Kohn advised that the applicant received site plan approval in June 2016. They have all building permits except for the dining room addition. Landscaping is 80-90% complete. The applicant had trouble feeding the boys attending the camp in shifts. The applicant is requesting that the classroom building be doubled in size, with one story being a kitchen/dining room and the other floor for classrooms. The old kitchen will be used for recreation. Bobby Mapes asked about square footage and Mr. Kohn advised the new building will be 9,600 square feet. Lou Kiefer asked where the kitchen will be located and Mr. Kohn was not sure yet. The Board felt the kitchen downstairs would be best. Bobby Mapes felt that the two story structure changes the character of the neighborhood as well as sight and light for neighbors. Neighbors have noted that the camp lights up the entire neighborhood. Another two story structure may be impactful. Michael Croissant showed a photo of the lighting on the site on the two new buildings as it presently exists which is very bright. Mr. Halberstam advised that the lighting will be changed. Attorney Paula Kay advised that we need to verify the lights and assuming that is the lighting that is there now, it needs to be changed. Joel Kohn advised that they have spoke to the Town Engineer concerning this and that they will address and change the lighting. Joel Kohn asked that any complaints be directed to him. Michael Croissant noted that neighbors have complained about noise late at night, even after the Board was assured the boys will not be out late. Attorney Paula Kay advised that a public hearing will be held and any issues would be raised then. Mr. Kohn advised that there were complaints over the summer and it turned out they were not coming from this camp at all.

Bobby Mapes felt that making a one story structure would be better suited for the neighborhood and if it was built at the back of the lot, no one would see it. Mr. Halberstam advised that the two story building will be landscaped in such a way that the building will not look like a two story because the property is sloped. Mr. Norton confirmed that. Bobby Mapes felt that the Board has been told this before and the buildings on the site are very noticeable.

Chairperson Chester felt that a public hearing was necessary. A motion to schedule a public hearing for October 26, 2016 was made by Lou Kiefer and seconded by Melinda Meddaugh
5 in favor; 0 opposed

Town Engineer McGoey suggested that the Board visit the property and he will be doing a site visit again as well. Joel Kohn advised that Jim Carnell suggested staking the general area of the new building for the Board to see and Mr. Halberstam confirmed that is acceptable. Attorney Paula Kay asked that the applicant let us know when it is staked so the Board can go visit.

Matthew Sush confirmed that the landscaping is mostly done and the contractor (in the audience) confirmed it was 90% done, just some grading needs to be done.

A motion to close the meeting at 8:53 p.m. was made by Lou Kiefer and seconded by Melinda Meddaugh
5 in favor; 0 opposed

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board

**TOWN OF THOMPSON
CONSERVATION ADVISORY COUNCIL
Tuesday, September 27, 2016**

IN ATTENDANCE: Bill Jakaitis, Mitch Harmon, Jennie Harris-Sush,
Vincent Locasio, Sonny Ernst and Kathleen Brawley, Secretary

**LAKEVIEW ESTATES OF MONTICELLO, LLC
Anawana Lake Rd, Monticello, NY - S/B/L: 8.-1-31.1
Joel Kohn**

Mr. Kohn explained that the applicant wants to build another development like Forest Park Estates, the development across the street from this proposed development. It will be a cluster development which permits less disturbance of land, the homes are closer together and there is more livable space. The percentage of property which will be undisturbed is 65%. Some of that is wetlands, buffer to wetlands and open space. Mr. Kohn presented an updated site plan which contains changes made by the Planning Board. The applicant went before the Town Board to obtain permission to enter into the Town Sewer District. The applicant wanted more homes closer to Fraser Road, but after a public hearing, the applicant chose to scale down the project and make a larger buffer between the road and the development. They are awaiting Town Board approval of the sewer extension, which was delayed due to no fault of the applicant. The Town Engineer suggested that the development be pushed back even further which they have done on the attached site plan and it is now over 130 feet from the road. To effectuate this, they did move some items on the site.

Vince Locasio noted that the entire area is in the midst of a drought and wells are down. There is no way to tell what the future will bring for water. He is against any large use of water by any large development. Where will the applicant get the water? The reservoirs are down considerably and he wants to be sure the applicant is prepared. He brought up this same issue at a public hearing for the casino's water park recently. He believes this is something we must address now before it is too late.

Joel Kohn advised that they will perform additional well tests on the site. All testing will be done and if they are insufficient and cannot supply the number of homes the applicant wants, they will reduce the amount of homes respectively. The Board was concerned about the effect on neighboring wells and Mr. Kohn advised that they do have to monitor neighboring wells to see the affects as well.

Jennie Harris-Sush asked what the plan was for the existing trees? Mr. Kohn advised that Forest Park saved many of the existing trees on the site and that this project will be similarly planned. The Town Engineer has also recommended that.

Sonny Ernst asked about the width of the roads and Mr. Kohn advised they are two way roads and twenty feet wide. He was concerned about emergency access and Mr. Kohn advised that parking has been set up so that emergency apparatus can access every building. Mr. Kohn advised that there will be two spots for each unit with extra parking for visitors. Mr. Ernst asked if they are all

single units and Mr. Kohn confirmed they were. Mr. Ernst asked if they were two stories and Mr. Kohn advised they have the main floor and a basement. Mr. Ernst felt that this would not necessitate a ladder truck, which Mr. Kohn confirmed. Mr. Kohn suggested that the members drive through Forest Park and see what that development is like. Mr. Kohn also advised that the Town Engineer and Planning Board review road size/width and emergency vehicle access.

Mr. Locasio asked how many wells there will be and Mr. Kohn advised that there is a minimum of two wells. Forest Park does well with two wells. Mr. Locasio asked about the size of the pipes serving Forest Park and Mr. Kohn advised he was not sure. Mr. Kohn advised that there will be some storage system as well. He explained about yield factors and flow of the well. There will be a water building with storage tanks and pressure tanks on the site. There will be no water tower.

Jennie Sush asked about the freshwater wetlands on the site and the barrier. Is there going to be a physical barrier? Mr. Kohn advised there will not be a fence, but there is a 100' required buffer.

Mr. Locasio asked about storm water management. Mr. Kohn advised that it must be designed for a 100-year flood and designed for heavy rains. Jennie Sush saw the same in the application and Mr. Kohn explained that in detail. Mr. Locasio asked if the storm water management would be near the wetlands and Mr. Kohn advised it is not. A storm water management plan (SWPP) will be provided to the Planning Board which is prepared by an engineer and reviewed by the Town Engineer to ensure it complies with all regulations, etc.

Sonny Ernst asked if there were any existing wells and Mr. Kohn advised there is one on the site but it will not be used. Mr. Ernst asked about the water building and Mr. Kohn explained what the water building will be used for (pumping, treatment and storage). There is another pump station on the site but that is for sewer.

Mr. Locasio asked about emergency generators and Mr. Kohn advised that they are required to have them by law.

Mr. Ernst asked about the existing home on the property and Mr. Kohn advised it would be removed. Mr. Ernst asked about parking areas and Mr. Kohn advised they would be blacktopped. Mr. Ernst asked about garbage and saw that there is a compactor on the site. Mr. Kohn advised that the Town has required that on all large projects.

The Board having no further questions of the applicant, Mr. Kohn left.

Mr. Ernst reiterated that the water issue is a very big deal. It seems that developments always need more water. The Board feels that the two wells with 41 gallons per minute is insufficient. If there are swimming pools, etc., it could be a problem.

Sonny Ernst advised that the Board would like to wait and see what the Planning Board is doing with the application, which the Board concurred.

Mr. Locasio discussed other major developments in the area and he's concerned about there being a lot people living in a small area. Mr. Locasio and Mr. Ernst are members of the Sullivan County

Conservation Club. As longtime residents of the area, they know what is going to happen here if they are not careful.

The Board asked if the buildings are seasonal. We will ask the applicant to confirm the same. The EAF says they will be seasonal and we will see if they will be built as year round homes following the energy code.

Sonny Ernst brought up Birchwood Development (on the border of the Town of Thompson and Town of Forestburgh) and another development on Cold Spring Road, both of which are large.

The Board is concerned about the number of people living on the site.

The Board wants to wait and see what the Planning Board has to say and what the applicant provides.

A motion to close the meeting at 6:40 p.m. was made by Mitch Harmon and seconded by Bill Jakaitis

5 in favor; 0 opposed

Respectfully submitted,



Kathleen Brawley, Secretary

Town of Thompson Conservation Advisory Council