

**APPROVED**

**TOWN OF THOMPSON  
PLANNING BOARD  
WEDNESDAY, JULY 13, 2016**

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



Chairperson Chester called the meeting to order at 7:00 p.m.

A motion to approve the June 8, 2016 minutes was made by Lou Kiefer and seconded by Matthew Sush  
4 in favor; 0 opposed

A motion to approve the June 22, 2016 minutes was made by Lou Kiefer and seconded by Matthew Sush  
4 in favor; 0 opposed

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

**CHERRY VALLEY BUILDERS, INC.**  
**Old Sackett Road, Rock Hill, NY - S/B/L: 52.-1-17.9**  
Michael Davidoff, Esq.

Mr. Davidoff advised that his clients are hoping for an economic upswing. They have a lot of money invested in this site and it is listed for less than what they originally purchased it before. Lou Kiefer noted that this has been going on for quite some time. Mr. Davidoff advised that there is good news of the economy and his client is hoping for the best.

A motion to approve the extension for an additional ninety days was made by Lou Kiefer and seconded by Michael Croissant.  
5 in favor; 0 opposed

**CONG. 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 is in receipt of the Town Engineer's comments and they are working on taking care of the items on the same. The right of way on the south side of the property is being addressed. The property line has been flagged and a fence which was over the line was moved today. Mr. Berkovic advised that the right-of-way says it is for horses and he feels it is clear

enough for horses. He also acknowledged that a Rabbi did install a fence last year not realizing that it was on the right of way. It was removed today.

Lou Kiefer asked why there are so many cars and buses parked upon the side of the road. Mr. Berkovic advised that there is no loading or unloading of children near the road. They do not have parking in the site and that is why they are here. They realize it is a bad situation. If they could have constructed the parking lot in the site, they would have already but they have to wait for the DEC. The applicant is doing the right thing by building the parking on the site, which will improve the site. There is an existing parking lot on the site but it holds less than fifty cars.

Chairperson Chester advised that the County DPW still has not given the Board their comments. Mr. Gottlieb advised that they recommended they cut trees to increase site distance. It has been done and the County will be back to the site to review their progress.

Attorney Paula Kay asked that the applicant provide a copy of the survey reflecting the right of way to give to Mr. Scandura, the neighbor/owner of the right of way. Mr. Berkovic advised that he would be happy to meet with Mr. Scandura to walk the property and ensure they do not encroach again.

Chairperson Chester asked if the fence creates setback issues and Town Engineer McGoey advised that a fence does not create setback issues; it being on someone else's' property does. Mr. Berkovic advised that the fence was on their property, but was blocking Mr. Scandura's right of way erroneously. Mr. Berkovic advised that Mr. Scandura never contacted them concerning the fence. Attorney Paula Kay advised that he did come to the public hearing and she wants to give him a survey to show him this is resolved.

Town Engineer McGoey asked if they verified handicap access and Mr. Gottlieb advised they are working on it.

Chairperson Chester asked about landscaping and Mr. Berkovic advised that certain areas on the site are heavily wooded. Chairperson Chester asked that it be noted that it would not be majorly disturbed on the site plan. Town Engineer McGoey advised that the storm water management pond which is to be constructed could have landscaping around it. Melinda Meddaugh also noted that at the last meeting she said they could landscape the entrances and the fences around the pool. Mr. Berkovic advised that the small parking lot may be difficult to landscape as it right along the property line. Melinda Meddaugh said it does not have to be big, flowers or shrubs would work and they should work with a landscaper.

Chairperson Chester asked about the rest of the Town Engineer's comments and Mr. Gottlieb advised they are actively working on them. Chairperson Chester noted that this matter really needs to go to another meeting to give the applicant time to address all of the outstanding issues.

Mr. Berkovic advised that the applicant also wants a 405 square foot addition on one of the buildings (Unit 20) that they also want approved. Town Engineer McGoey advised that they would discuss the same at the next work session.

**HOLIDAY MOUNTAIN CORP.**  
**99 Holiday Mtn Rd, Monticello, NY – S/B/L: 32.-2-59**

The applicant did not appear. A motion to move this item to the end of the agenda was made by Lou Kiefer and seconded by Michael Croissant.  
5 in favor; 0 opposed

**VALERO/ Choice Prop of Monticello LLC**  
**4020 State Rte 42, Monticello, NY - S/B/L: 13.-3-39**  
Douglas Nolan, SC Choice Management

Chairperson Chester noted that the applicant was here to obtain a denial to go to the Zoning Board of Appeals. Town Engineer McGoey asked if there was only one variance being requested and Mr. Nolan advised he did not know. The Board discussed the fact that they can deny him and refer him to the ZBA and he can figure out what variances he needs later. Attorney Paula Kay advised that this Board can deny this and refer it to the ZBA so they have jurisdiction, but the applicant needs to meet with the Town Building Department to see what variances they need.

Town Engineer McGoey asked about the dumpster enclosure and Mr. Nolan advised they want a variance for that. They plan on using one of the retaining walls to enclose the same and Town Engineer McGoey advised that that may be a good reason for granting the variance.

A motion to deny this application and refer the same to the Zoning Board of Appeals was made by Lou Kiefer and seconded by Melinda Meddaugh.  
5 in favor; 0 opposed

**HOLIDAY MOUNTAIN CORP.**  
**99 Holiday Mtn Rd, Monticello, NY – S/B/L: 32.-2-59**

The applicant did not appear and therefore, the Board did not discuss this application.

A motion to close the meeting at 7:22 p.m. was made by Lou Kiefer and seconded by Jim Barnicle  
5 in favor; 0 opposed

Respectfully submitted,

  
Kathleen Brawley, Secretary  
Town of Thompson Planning Board