

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, April 12, 2017



APPROVED

IN ATTENDANCE:

Chairman Lou Kiefer	Michael Croissant
Matthew Sush	Melinda Meddaugh
Jim Barnicle	Arthur Knapp, Alternate
Michael Hoyt, Alternate	Paula Elaine Kay, Attorney
Debbie Mitchell, Secretary	Mary Beth Bianconi, Planner
Richard McGoey, Consulting Engineer	

Chairman Kiefer called the meeting to order at 7:00 p.m.

A motion to approve the March 23, 2017 minutes was made by Michael Croissant and seconded by Matthew Sush
5 in favor, 0 opposed

Paula Kay has correction and will give to secretary Debbie Mitchell.

THOMPSON EDUCATION CENTER

Wild Turnpike Road, Rock Hill, NY S/B/L: 26.-1-6
Joe Pfau, engineer
Jim Bates, design team
John Privitera, lawyer for Thompson Education Center

Mr. Pfau – We have updated the application plans, the environmental assessment form and a development scope which is a narrative for the project. There was confusion about the terminology and unit types. We simplified housing to dormitory and facility housing as dwelling units. We heard about the discussion about density. There is nothing in the code about how to get the density calculation. We took a conservative approach and designated every dormitory unit as a unit. Between the dormitory units and facility housing and the trustees housing we came up with 1,030 units that includes all the dormitory facilities. We took the dormitory as a signal facility.

Paula Kay - The dorm units are comprised of what? Mr. Pfau - That is the building where they sleep with a kitchenette, microwave and individual bathrooms. Paula Kay –The dorm unit can have how many students? Mr. Pfau – We have 732 dormitories and that will house about 2,500 students. Matt Sush - Three to four students per unit? Mr. Privitera - The entire area is zoned for school for colleges, that’s why it was bought. That is why Thompson Education Center has put in so much money into it. You got my density memo! We started with an understand that there is nothing in the code for college and schools as to density. The reason because college and schools don’t have dwelling units. Dwelling unit is a house with a kitchen and housekeeping facility. Specifically, the code excludes boarding houses and dormitories for the definition of dwelling units. That’s why its blank. You can’t do density analysis on housed per acre. The 2015 International Building codes definition of the dormitory is consistent with what Thompson Education Center proposes to build. Since this town excludes boarding houses and

APPROVED

dormitories from the definition of dwelling units and because its blank we don't think it's really capable of density analysis under the code at all. Except for the handful of structures that are going to be houses. And that's going to be the trustee village, the president house and eventually a handful of facility houses. Jim Barnicle – Fire safety; to make sure there is enough room for equipment to get in and turn around in case of a fire or any other kind of emergency. Mr. Privitera – Yes, this facility has to be designed in a way that will allow full access for emergency equipment and it will have sprinkler in all the buildings. We'll except full input from the Fire Department and International Building code on the public health and safety. We won't have big challenges like high-rises issue. We are staying within the 35-foot threshold. I wanted to explain that what Mr. Pfau did was he took an assumption that these units were dwelling units and did the math on density. If you were to apply a formula of four units per acre it comes out below the code for density. Mr. Pfau – We took the gross area; 560 acres in the Town of Thompson and remove the wetlands and the 100-foot buffer. So, the calculation is done on the net density not the total gross density of the project. That comes up with 2.95 units per acre. Mr. Privitera – We are looking to restart this project. We realized that we need to get a full Environmental Impact Statement. We have taking the advice of the Planning Board and is looking to do a generic impact statement. We are doing a phased project and cannot get a site plan approval until we go ahead with each phase. Were looking towards phase one, site plan approval, after we responded to all of the concerns in the Environmental Impact Statement. Then looking to take it to the public. We are here for any question. Mr. Pfau – Were hoping that the Planning Board will declare their intent to take Lead Agent. Chairman Kiefer -That was a different project. Mr. Pfau – Yes, that's why we submitted a new project and new documents. Mr. Privitera – This project is smaller than when we started. Mr. Pfau – We drilled three wells and have two good ones. We are going to continue to drill and hoping to get more good well on line. Chairman Kiefer – You have three wells drilled now? Mr. Privitera – Yes. Richard McGoey – Are you good to get the approval for the additional well? Can you explain to the Planning Board the confusion in respect to the wetland and the permits you have or do not have? Mr. Bates – There are two sets of wetland maps done in 2006 & 2008 they both had a 10 year blocks on them from the DEC. The wetlands according to the state guidelines follows the validation of the wetland not the property owner. The one validation ran out in Dec 2016 and the other one is still good for two years. I'm in contact with the DEC and re-valuating the wetland on all of our parcels. The roads were put in while the jurisdiction was valid. In fact, the one well we are seeking the drill permit on is on the same access road, so there will be no other changes. All the work that was done was under a valid delineation. Mr. Privitera – At one of the well sites the hydrologist wants to see how much water is there. And we understand we need to have recon information on the wetland edge. And Mr. Bates will make sure the maps are valid and we stay outside the buffer zone. Chairman Kiefer – What are the wells pumping? Mr. Privitera – Test well one tested at 30 to 70 gallons per minute, well two tested at 115 gallons per minuets and well three was 5 gallons per minutes. Looking to do more wells and will keep them away from the wetland. Those application are pending. One of the wells are by the road. Mr. Bates – There is no need for any alteration since it's by the road, so the Town could give us the permit. We are not making any changes, all the work was done while the maps were valid. I spoke with the DEC numerus times and they see no issues. We are not looking to go down into the buffer either. Mr. Privitera – We haven't done the full protocol yet. These are just preliminary numbers. Chairman Kiefer – How deep did you go? Mr. Privitera – Not sure. They are bedrock wells.

Richard McGoey – In regards to going to Fallsburg for the caretaker's house, when the site plan arrived it looked like it was a lot more than a caretaker's house. It shows two structures, one is two stories and the other is three stories. Mr. Privitera – It is really one structure, it's a big house and I think that is for Fallsburg to decide. Richard McGoey – I think it's part of the environmental review. Melinda Meddaugh – We are the Lead Agency. Mr. Privitera – No, it has independent utilities, it's not part of the SEQRA review and it's built in another town and purposed to what they require. And we realize it's not fully engineered yet so we can't get a building permit. Richard McGoey – Can you explain why it's a caretaker's house? Mr. Privitera – It's a security house. We are going to need a security house. If this project does not go forward we can sell it as a house. Melinda Meddaugh – Isn't office space included there as well? Mr. Pfau – Did we give you the floor plan Richard McGoey? Richard McGoey – No. Paula Kay – It was presented to us as a caretaker's house for Sherri Li and she would most likely stay there. But if it's something else then we need to know what is being proposed. Richard McGoey – Your septic system is designed for 3,500 gallons per day. Mr. Pfau – Yes, the septic tank is 3,500 gallons. Richard McGoey – That is 24 hours of storage. Mr. Pfau – The system is designed for 900 gallons per day, we put in a 3,500-gallon tank. But the system itself is designed for 900 gallons per day. Mr. Privitera – If you want more info we can get it. We need a caretaker house. We need security at this site now. It has independent utility. The reason it's in Fallsburg is in case this project doesn't go forward we can sell it as a house and that's why it's got independent utilities.

Melinda Meddaugh – In the past, there were scoping issues with the project and it came to our attention that the deed and property needs to be subdivided for the mortgage. But on the application, it doesn't say here that it needs to be subdivided. Mr. Privitera – We don't have plans to subdivide. I'll look at the mortgage and see what it says. Mr. Bates – Sherri Li had that in the original mortgage in case there was a default or something and then they could subdivide and then she would be able to keep what was hers. Mr. Privitera – I have to look and see how much has been paid off. Melinda Meddaugh – What do we need to do? Paula Kay – We can look at the payments as well. Mr. Privitera – I will look at the mortgage and see how much needs to be paid off. I think it's almost all paid off. Chairman Kiefer – Is it an issue until it's all paid off? Mr. Privitera – Maybe.

Melinda Meddaugh – For the units you said it would be three to four bedrooms in each unit. But this paper says nine bedroom units. Mr. Privitera – There are nine bedrooms in the town house type boarding units accessible from the street. If you look at the boarding house type, in phase one they look like row housing. Everyone walks in ground level with each boarding house having nine bedrooms. It's a three story walk up, nine bedroom dorm. Mary Beth Bianconi – Nine per level? Mr. Bates – No three bedrooms per floor. Mary Beth Bianconi – I'm confused, does unit equal bedroom? Mr. Privitera – I don't know what a unit is. Mary Beth Bianconi – You have to define the lowest common denominator for us to calculate. Because it's really hard to tell when you read the description, it says; Building type A comprised of three stories with nine bedroom units with one student per bedroom. But when I look at the plan it doesn't make sense. Not sure what the reference to a unit is. Mr. Privitera – I'll talk to the architect and get back to you. Mary Beth Bianconi – If they are all single occupant's bedrooms and we have 732 units that are accommodating 2,508 students, it just doesn't add up. This is not clear, what does the 732 units mean? Mr. Privitera – I understand. Mary Beth Bianconi – We just need to understand better.

Jim Barnicle – We need to know what the definition is for a unit; row house and dormitory is! Mr. Privitera – We will work better with that. Melinda Meddaugh- A combined living and dining area will be located adjacent to each storage area. So, then each unit that has these three to four units has its own living, dining and storage? Mr. Privitera – Yes, standard definition for a dormitory.

Jim Barnicle – Did you know that the YMCA is your neighbor? Mr. Privitera – I did not know that. Mr. Bates – Where is it? Paula Kay – The YMCA bought it from your predecessor. Mr. Bates – Is there something built on it? Jim Barnicle – Yes. Paula Kay – It's also a daycare. You need to account for it. Melinda Meddaugh – We had a few comments on the Environmental Assessment Form. Mary Beth Bianconi – Something need to be modify with the Environmental Assessment Form. Like where it says; Are there any facilities serving children within 1,500 feet of the project? Should go from no to yes. Mr. Bates – Ok, can we get a good description of what the YMCA has in term of size and what it has and does? Richard McGoey – Yes, there are maps here. Mr. Privitera – Is it built? Richard McGoey – Yes. Jim Barnicle – It's an indoor, outdoor operation.

Chairman Kiefer – Any other questions. Melinda Meddaugh – Mary Beth Bianconi will you get the addition comments to them. Mary Beth Bianconi –Yes. Would you like for me to e-mail them to you? Mr. Privitera – Yes. Mary Beth Bianconi – We think It's good for the Board to do part two on the Environmental Impact Statement again even though it will not change anything. Mr. Privitera – Lets adjust part one to make sure it reflects all that you said and then move onto the next step.

A motion to send out the notice of intent to reestablish Lead Agency was made by Michael Croissant and seconded by Melinda Meddaugh
5 in favor; 0 opposed

Paula Kay – Normally you will prepare a list, circulate it, go through the list and assuming there is no changes or if there are changes we will adjust it then you will send out. Mr. Pfau – We will send out? Paula Kay – Yes.

NEW YORK STATE ELECTRIC & GAS

21 Katrina Falls Road, Rock Hill, NY S/B/L: 51.-2-41.2

Josh Silver, attorney for applicant

Michael Hoyt recused himself from participating in this application, because Michael's employer's property borders the NYSEG property.

Chairman Kiefer – Does anyone in the Public have any comments or question?

Deborah Padwa, I live adjacent to the pole. – I received a letter saying that this was a public hearing.

Paula Kay - Letters were sent out in error that this was going to be a Public Hearing. Even though this is not a Public Hearing we still have to let the public speak.

Mike Davidoff – What is being proposed? Mr. Silver – NYSEG is putting up a 100-foot mono pole at the existing NYSEG’s substation. The antenna will support NYSEG electrical grid and will help support the monitoring of the load that comes to the grid. By monitoring the load, we can incorporate renewable energy more efficiently. We can adjust the grid in real time and also it shows real time outages. If a line goes down the automation kicks in and then the crews goes out. This helps cut down on response time. NYSEG will be putting antenna nodes throughout Rock Hill to help monitor the outages.

Mike Davidoff – What is the diameter of the pole? Mr. Silver – 28.5 inches, less than three feet.

Mike Davidoff – You already have elevated things there. How much higher will this pole be?

Mr. Silver. – This will be the tallest thing there by forty feet. Mike Davidoff – Will there be cellphone towers? Mr. Silver – No, there are no plans for them.

Mike Davidoff – Are you going to have to come back and add cell phone towers? Chairman Kiefer – It’s our understanding that there will be no cell phone towers. Paula Kay- Because of security reason a Verizon worker would have to be trained as a NYSEG worker in order to enter this site and that does not happen.

Mike Davidoff – I would ask the board to include that on any condition that there will be no cell phone tower antennas unless they come back with an application for one. Chairman Kiefer – They would have to. Mr. Silver – NYSEG does not want any cell phone tower antennas.

Mike Davidoff – What did you say about antennas. Mr. Silver – The antennas are WiMAX antennas that are a little shorter and fatter. Mike Davidoff – What kind of lighting will be on top of the tower? Mr. Silver – None.

Mike Davidoff – There are no requirements? Mr. Silver – Under 200 feet the FAA does not require any lighting.

Ms. Padwa – Recently they put up a pole there. Is that what we would be looking at? Mr. Silver – That’s news to me. Ms. Padwa - It was supposed to be by the gas station according to the Zoning Board. So now they are working closer to my home, are they changing the sight around? Also, at the last meeting I asked if the tower falls would it be a hazard and you answered at that time; “you would have other problems”.

Well yes if it does fall there is a gas station right there and will the Rock Hill Fire Department be able to handle this? Mr. Silver – The gas station is outside the fall radius. It’s a 100 foot tower. Ms. Padwa – I don’t know where they are putting this tower. Mr. Silver shows Ms. Padwa the site plan of where the tower will be in relationship to the gas station.

Ms. Padwa – Which gas station? Richard McGoey – The VEO.

Christina Wallace – According to the setback the side next to the gas station has to have a variance because the pole is close to the gas station. Now if the pole falls or gets hit by lightning it will hit the gas station. Richard McGoey – That was dealt with at the Zoning Board Association when they approved the tower. The ordinance required that the tower would be collapsible with in its self. They applied a variance and got it. After they proved that the tower was structurally sound. Meaning it can’t fall.

Paula Kay - And Richard McGoey’s office reviewed it. Ms. Wallace – What if it gets hit by lightning? Mr. Silver – It’s grounded. Ms. Wallace – There are fuel tanks underground. Mr. Silver – There are no fuel tanks inside the fence and compound.

Scott Mac – We have a lot of problems when electricity goes out, it goes out in a large area. If the power goes out will they get the power up quicker? Mr. Silver- Yes, there is a quicker response time and NYSEG will be able to re-balance the electrical load. Allowing for quicker time to be fixed.

Ms. Padwa – At the last meeting someone asked if there was another one in this county. Is this the first one here? Mr. Silver – I believe this is the only one of this type of tower in this area. Ms. Padwa – Is there any other place we can go and see one? Mr. Silver – It will look like any of the mono pole cell towers in this area. Chairman Kiefer – It will look similar to the one at the bottom of Bloomingburg Hill. Ms. Padwa – I googled it and saw there were different variations.

Melinda Meddaugh – Does this project have anything to do with the telephone poles that are being replaced? Mr. Silver – I'm not sure, part of the project is to install antenna nodes on the utility poles throughout the town.

Pamula Zaitchick – To reclarified if that 100-foot pole was to fall it would not hit the gas station?
Mr. Silver. Correct.

Richard McGoey's Comments:

Richard McGoey – Paula Kay will review the FCC license for acceptability.

Richard McGoey – Revised plans should have a note identifying the variance received and the date. Mr. Silver – A note has been added to the plan with a date. Mr. Silver shows Richard McGoey this note.

Richard McGoey – Applicant should verify that the municipal notification for Towns bordering Thompson. Mr. Silver – I did it for the application being submitted.

Richard McGoey – Paula Kay should review the documents committing the owner to the removal of the tower. Mr. Silver – I believe we submitted a removal letter. Paula Kay – I have to take a look at the details.

Richard McGoey – Applicant needs to notify the neighbors within 1,000 feet of the parcel. Paula Kay – This was already done. Even though there was not a public hearing tonight. They have had a public hearings notifying people within 300 feet and 1,000 feet plus two Zoning Board public hearings.

Chairman Kiefer – Are we ready for a negative declaration?

Paul – If your comfortable waiving the requirement for the 1,000 feet public hearing!

A motion for waving the 1,000 feet public hearing was made by Matt Sush and seconded by Michael Croissant

5 in favor; 0 opposed

Paula Kay – Not to stress this enough that people within the 1,000 feet have been notified and were here.

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

5 in favor; 0 opposed

Chairman Kiefer – Site plan approval. Paula Kay - Contingent on the removal and binding of the tower.

Jim Barnicle – Get some kind of picture of what the landscape will be. Chairman Kiefer – Some kind of screening. Mr. Silver - Do we need to talk to the building Department? Richard McGoey – If you submit something I'll review it before we sign the maps.

Paula Kay – Sometimes we give conditional approval and it take the applicant a long time to satisfy that condition. Maybe we want to set a date for when the condition should be done by and if it is not done by that date they need to come back to the Planning Board. Matt Sush –What about the rule that if we don't approve it in a certain time they can do it anyway? Paula Kay – We are approving it.

Mr. Silver – The condition is, landscaping being submitted and binding? This could be done this week. Paula Kay – All fees are paid and escrow is current? Chairman Kiefer – Give him 90 days. Richard McGoey – That would be part of your site plan approval.

A motion for Site Plan was made by Matt Sush and seconded by Melinda Meddaugh
5 in favor; 0 opposed

Richard McGoey – do we need a special use permit? Mr. Silver – I think we switched it up and went under the telecommunication law.

Motion for special use permit was made by Michael Croissant and seconded by Melinda Meddaugh
5 in favor; 0 opposed

RNR HOUSING

Pittaluga Road, Monticello, NY S/B/L: 12.-1-23.1

Jay Zeiger, Esq, attorney for applicant

Mr. Zeiger – Glen Smith is on vacation.

Chairman Kiefer – Are they reconfiguring the layout? Richard McGoey – Yes, not in the number of units but in the layout itself. They are making it denser than the original proposal. Mr. Zeiger – Yes, denser were the houses will be. Richard McGoey – The original layout was satisfactory.

Mr. Zeiger – Mr. Smith saw Richard McGoey's comments but didn't have time to respond to them. He did give me some notes. I'm here today to get an extension. The reason for the extension today is so we can satisfy Richard McGoey's comments.

Chairman Kiefer – Do you want to go over your comments Richard McGoey? Richard McGoey – No, there are three pages of them. If Mr. Smith could come to a work session then we can go over the comments.

Chairman Kiefer – We need to give them an extension. Paula Kay – It's an extension for the previous plan not the new plan. Mr. Zeiger – The new plan is not approved.

A motion for 90-day extension to preliminary approval was made by Melinda Meddaugh and seconded by Michael Croissant
5 in favor; 0 opposed

Richard McGoey – The extension will start the 28 of March.

PATSON PROPERTIES

96 Cold Spring Road, Monticello, NY S/B/L: 29.-1-17.1

No representation

Paula Kay- The Town Board is asking for a recommendation for the zone change.

Melinda Meddaugh – Did they go for the 239 review? Jim Carnell – They did, it was local determination.

Paula Kay – The Town Board will have to get a 239 as well when they have changed the zoning. Richard

McGoey – You are anticipating that this will come back to the Planning Board for site plan approval and use? And when it does should we suggest they put landscaping on that plan since there is none there right now? Chairman Kiefer – So that’s part of the conditional recommendation?

A motion to recommend the Town Board consider the zoning change for Patson Properties to HC2 with a recommendation also that they come back to the Planning Board at a future date when the use changes and that landscaping can be recommended was made by Melinda Meddaugh and seconded by Matt Sush

5 in favor; 0 opposed

CHERRY VALLEY BUILDERS

Old Sackett Road, Rock Hill, NY S/B/L: 52.-1-17.19

Michael Davidoff, Attorney for applicant

Bradly Cleverley, MJS Engineering

Michael Hoyt recused himself from participating in this application, because Michael’s employer’s property is by the Cherry Valley Builders property.

Richard McGoey’s comments.

Richard McGoey – I believe Parkland fees were discussed previously. Health Department approval, has then been received and have you gotten the extension from the DEC? . Mr. Cleverley – There was a

comment from the DEC and we responded and it’s now back into the DEC’s hands. Richard McGoey – When did you respond back? Mr. Cleverley – Last month.

Richard McGoey – Has the marketing materials been sent out? Mr. Davidoff – I sent it to Paula Kay on February 10 and she sent an e-mail to Heather saying: “please put a copy in the file and send to the Planning Board for their review.” Mr. Cleverley -It’s on there now. Richard McGoey – Has it been advertised? Mr. Cleverley – Yes. Richard McGoey – What form? Mr. Cleverley – Actively listing on Wacker and all the Real Estate Agents can get it from there. And there is interest in this property.

A motion for a 90-day extension was made by Matt Sush and seconded by Melinda Meddaugh
5 in favor; 0 opposed

ESTATE OF VAN INWEGEN

Sylvan Shore Road, Rock Hill, NY S/B/L: 40.-3-22

Bill Norton - Mercurio, Norton, Tarolli, Marshall

Mr. Norton – Mr. Van Inwegen is in charge of the family property and doesn't live here anymore. What he has left is in his mother estate they are road strips. Mr. Van Inwegen ended up with a title of all the road beds except for the public roads. There are three parcels on the map (shows the board the parcils on the map). First parcels is on the side of Laurel Lane, second parcel is an old road bed with no road on it and a third parcel is owned by the Wanaksink Lake Club. Wanaksink Lake Club owns all around the road beds. They want to convey the lands strip to Wanaksink Lake Club. Mr. Van Inwegen will give parcels to Kelly's Lake. In the deeds they want to reserve the rights to any adjoining property's for use just as they have it now. The only thing changing is the owner ship of the parcels. Two owners Wanaksink Lake and Kelly's Lake.

Paula Kay – Any language about maintenance for anything? Chairman Kiefer – Do you need to see the deeds Paula Kay? Mr. Norton – I can send them to you. And I need to dress up the map. Jim Barnicle – Privately owned with no public assistant. Mr. Norton – Exactly.

Paula Kay – It's not really a subdivision. Matt Sush – Not really lots! Mr. Norton – There is only one tax lot now but in the end, it will be three tax lots. Paula Kay – Can you get Van Krzywicki the Towns Assessor to way in. And make sure it reads the way he wants it to. Richard McGoey – Lets defer action to another meeting! Mr. Norton when your setting up the work session with Heather have her include Paula Kay, Van Krzywicki the Towns Assessor and Richard McGoey. That can be as early as Monday if you want.

CHOICE PROPERTIES OF MONTICELLO

4370 State Route 42, Monticello, NY S/B/L: 13.-3-39

Bill Norton - Mercurio, Norton, Tarolli, Marshall

Mr. Norton – Basically looking to revamp the lot, more parking, and two pump island. Remove the existing fuel tanks and relocate. We will have nineteen spaces and eleven are required. I know Richard McGoey needs to know the turning radius. Going to use the existing entrance and exit making them one way. Chairman Kiefer – Will you be using the existing building? Mr. Norton – Yes, we will be adding a bathroom it's about 120 square feet. We need to know if this will require a variance since its 25.8 feet off the property line? Chairman Kiefer – We were discussing it in the work session. We thought the building would go back more against the line and they would do away with the drive through. Mr. Norton – I don't think they are getting rid of the drive threw and they are not moving the building just looking to dress it up. They are going to match the facade with the Mobile across the street. They are going to build a new retaining wall giving it a lot wider lane. Chairman Kiefer – The new additional

pumps, will they be diesel? Mr. Norton – Not sure, but I'm pretty sure it's all gas. I'll find out for the next meeting. Chairman Kiefer – If it's diesel then there's not enough room for large trucks to get in and out.

Paula Kay – Are they wedded to the drive through? Mr. Norton – Yes, they do a lot of business that way.

Mr. Norton – The new canopy is exactly 50 feet from the front yard. Is Golden Road a public road?

Richard McGoey – Yes. Mr. Norton – Then we will need a variance for that! We are showing 44.2 feet from the road to the canopy. Richard McGoey – This is an accessory structure in front of the structure we will need a variance for that too. Mr. Norton – So this is not considered an accessory dwelling?

Richard McGoey – It's an accessory structure located closer to the front lot line than the primary building. Mr. Norton – But it's not, because it's behind this existing Canopy.

Richard McGoey – But that's an accessory structure too. Jim Carnell – The canopy doesn't meet the accessory structure definition, it's more than 15 feet. Don't know what you want to call it but it doesn't meet our definition. Mr. Norton – We will need a rear & front yard variance coming off of Golden Ridge Road. Closer to the road variance. Will we need a variance for the bathroom addition? Paula Kay – Yes, you need one for the bathroom.

Jim Barnicle – Any way to marry the two canopies to make them one? Mr. Norton – I can look into that.

Melinda Meddaugh – Put up new light poles they are all run down looking. Mr. Norton – Grading back for a dumpster and parking. Richard McGoey – Utility poles and brush can all be landscaped.

Michael Croissant – Will the existing tanks be moved? Mr. Norton – Yes. Michael Croissant – What about the pumps. Will they all be new too? Mr. Norton – I believe so. Michael Croissant – Maybe they can put all four pumps out in the front and use one canopy and maybe even angle the pumps and then it would have better access. Mr. Norton – Will look much better too.

Chairman Kiefer – That would be better than the second canopy. Matt Sush – Also help with car traffic.

Chairman Kiefer – Do you want to go over your comments?

Richard McGoey – Mr. Norton's aware that we want a truck circulation so if they have a truck delivery they need to get people in and out. Detail of free standing sign that's part of the Planning Board approval and landscaping and drainage.

Melinda Meddaugh – Landscaping (Mel shows on the map where to put landscaping). Mr. Norton shows Melinda Meddaugh where they plan on landscaping.

Paula Kay – What's the clients time frame. Are they looking to do it before the summer?

Mr. Norton – They have been dragging their feet for a long time and we still have to go to the Zoning Board Association, so I don't think this will be done before summer. Richard McGoey - We sent them to the Zoning Board Association in July of 2016. Melinda Meddaugh – I don't think they went.

Mr. Norton – In the next step we will show all of our changes. Do we have to come back to go to the Zoning Board Association? Paula Kay – I don't think they have to come back.

Michael Croissant – Should they put an entrance to Golden Road? Richard McGoey – There is a grade difference with a retaining wall. Michael Croissant – I know there is a retaining wall but that can be rectified. Jim Carnell – How much of a change in elevation? Chairman Kiefer – About three feet.

Paula Kay – If the board deny's you tonight they can deny you based on what was discussed and then you can go to the Zoning Board, but if the plans change then you would have to come back here first.

Mr. Norton – We will need a variance for the bathroom and the canopy. Jim Carnell – If you're going to deny them please clarify the variance since it's a corner lot. Technically there are two front yard, one side yard and one rear yard. You as the board needs to determine as to what to declare since you are going to be the Lead Agency. Mr. Norton – The front yard has two road sides; rear yard is the retaining wall in the back and on the side. Jim Carnell – Makes a difference for the variance.

A motion to deny and to go to the Zoning Board of Appeals was made by Matt Sush and seconded by Michael Croissant.

5 in favored; 0 opposed

TOBY BORITZ

199 East Glen Wild Road, Rock Hill, NY S/B/L: 25.-1-42/43/44.12

Grant Decker, Land Surveyor

Melinda Meddaugh recused herself from participating in this application, because Melinda's resident is near Ms. Boritz's property. Chairman Kiefer appointed Michael Hoyt.

Mr. Decker –Toby Boritz has asked me to do a block consolidation for her. The parcels to combined are on East Glen Wild and Bowers Road. She is working with the Orange County Land Trust to put this under a conservation easement. She has 3.9 acres where she has a house on it and plans to keep it.

Richard McGoey – Just one dwelling on the whole property? Mr. Decker – Yes, also she has a brook that she wants classified. The parcels are; a 70-acre parcel, 26-acre parcel and two and half acre lot that totals 99.04 acres. I prepared a description for the property and we plan on following the maps.

Chairman Kiefer – Do we want to go over the comments?

Richard McGoey – We recommend the parcel located on the northerly side of East Glen Wild Road, which is not in the ownership of the Applicant be shown on Sheet 2 of 2. Mr. Decker- I added it to second sheet.

Richard McGoey –There is form our Assessor needs signed. Jim Carnell – I have it.

Mr. Decker – Since Toby doesn't travel I have a spot on the map that says that she has reviewed the maps. I have to send these maps to the city have her sing it and send it back and I didn't want to do that unless there were changes. Something I still have to do.

Richard McGoey – Need a motion for lot improvement.

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

A motion for lot improvement approval was made by Jim Barnicle and seconded by Matt Sush
5 in favor; 0 opposed

Lakeview estates
329 Anawana Lake Road, Monticello NY S/B/L: 8.-1-31.1

Chairman Kiefer – We have to approve the retaining of the Towns Hydrogeologist to review the well water supply report for Lakeview Estates.

A motion to approve the retaining of the Towns Hydrogeologist was made by Matt Sush and seconded by Melinda Meddaugh
5 in favor; 0 opposed

At 8:00 pm a motion was made by Jim Barnicle and seconded by Melinda Meddaugh to close the meeting.
5 in favor; 0 opposed

Respectfully submitted,



Debbie Mitchell
Secretary
Town of Thompson Planning Board