

TOWN OF THOMPSON  
PLANNING BOARD  
Wednesday, July 26, 2017

IN ATTENDANCE: Chairman Lou Kiefer  
Matthew Sush  
Jim Barnicle  
Debbie Mitchell, Secretary  
Richard McGoey, Consulting Engineer  
Michael Croissant  
Melinda Meddaugh  
Arthur Knapp, Alternate

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

Chairman Kiefer - correction on Page 4, second paragraph: to approve this project not improve.

A motion to approve with correction the July 12, 2017 minutes was made by Melinda Meddaugh and seconded by Matthew Sush  
5 in favor, 0 opposed

**RICHARD BENJAMIN**  
544 Southwoods Drive, Monticello S/B/L: 31.-1-86.5  
Kenneth Benjamin, Jr.  
Scott Buchholz

Mr. Buchholz – This is a 15-acre parcel that is being subdivided. 4.4 acres will go to Kenneth Benjamin, Jr to build a home on. It does have an existing driveway. We will create a site distance easement so he can safely see up and down the road. And then have the right to cross over to the second parcel. It's a 35-mph road and the trees are not too big so they can easily be trimmed for a better site distance.

Richard McGoey – Will you be showing the distance between the septic and well? Mr. Buchholz – Yes.

Richard McGoey – We got a letter from the Town of Thompson Supervisor saying that there is no need for a culvert pipe.

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

A motion for minor subdivision approval was made by Melinda Meddaugh and seconded by Michael Croissant  
5 in favor; 0 opposed

**DEB EL FOODS INC**

64 Kutger Road, Monticello S/B/L/: 16.-1-12  
David Higgins, Lance & Tully

Melinda Meddaugh recused herself from participating in this application.  
Chairman Kiefer appointing Arthur Knapp to replace Melinda Meddaugh

Mr. Higgins – We came to Planning Board several years ago for approval of a site plan. The first approval was for a new waste water treatment facility. The DEC said they needed a new waste water treatment facility. That was the first approval and was constructed in 2014. However, they were not able to meet all the parameter the DEC and the Delaware River Basin Commission wanted in the permit. We made application to the DEC to see if we can get an increase in the discharge limit. We are still in the process of trying to get this all worked out with the DEC and the Delaware River Basin Commission. We bought on another engineering company to help us try and meet the parameters best we can. We did come back to the Planning Board for addition building improvements. The following have been approved by the Building Department and the Planning Board and have been constructed: 100 X 200-foot cooler building, waste water treatment facility, shell room, warehouse addition and the bioretention basin area A. Facility approved by the Planning Board but not build: New office and restrooms and bioretention basin area B. Anderson Design Group Architect reviewed the existing barn and it is in very poor condition. They said it should not be used and that it's ready to fall down. Deb El made application for new warehouse addition in the front to replace the barn for dry storage. The Building Department reviewed the plan and had us put on a site plan showing the location of the structure and the comparison of the square footage of what was proposed and what was on the approved map. I believe the Building Department gave us a building permit because the proposed square foot was less and it was being constructed basically in the same area. This building is currently being built. The following were approved by the Building Department but not submitted and approved by the Planning Board: warehouse addition in the front, tanker addition in the back and new office lunchroom and restrooms.

Chairman Kiefer – What is the container with the air conditioner used for? Mr. Higgins – It has Uniforms and Lockers. I didn't realize until today that they were using this container. Richard McGoey- Are there changing rooms? Mr. Higgins – No, it's just for hanging up uniforms and lockers. Richard McGoey – That container is not going to be permeant, I hope. Mr. Higgins – I don't know.

Richard McGoey – I think we need a larger scale site plan that's completed.

Mr. Higgins – The following has been constructed but not yet approved: An existing driveway has been paved and then widen, a scale, a guard post and gate. I think this driveway is a lot better now for the trucks. They have a lot more room. Chairman Kiefer – Our biggest thing is that it was done without approval.

Mr. Higgins – Not yet applied for but proposed by applicant. Parking lot and a turnaround area for the truck, expansion to the freezer building, and the equalization tank. They can't meet their discharge parameter for the DEC. We need to get an equalization tank and a building for it.

Chairman Kiefer – You have a 500-gal fuel tank in the driveway and it doesn't have an enclosure and there is a well right across the driveway.

Richard McGoey – When you come back with the larger scale site plan please show how the turnaround in the back of the building will be.

Mr. Higgins – We were hoping to get the equalization tank in the back approved.

Lou – Doesn't this have to be submitted separately? Richard McGoey – Yes, we need a site plan for it. Get your application in and a site plan and then we can approve it. And lets setup a work session.

#### **TRANS DIRECT**

15 Rock Hill Drive, Rock Hill S/B/L/: 32.-2-38.2

Glenn Smith, P.E.,

Michael Davidoff, ESQ,

Andrew Wohl, applicant

Melinda Meddaugh recused herself from participating in this application.  
Chairman Kiefer appointing Arthur Knapp to replace Melinda Meddaugh

Mr. Smith – I looked over Richard McGoey comments and I don't see any issues with getting them done.

Mr. Wohl show the Board picture of all the items that have been removed.

Mr. Davidoff – We were hoping to get more done put it's been a very busy summer for Prestige.  
Mr. Wohl – We are going to start cleared the trees tomorrow.

Mr. Davidoff - The plan is for Mr. Smith to meet with Richard McGoey to see how much needs to be cut for parking. Also, Mr. Wohl has made an agreement with Deb El to use their property for Trans Direct employees to park. I believe we are heading in the right direction.

Richard McGoey – We need to sit down and look at the site plan and get those storage trucks out and then see what we have. We need landscaping and a dumpster. Mr. Smith – Landscaping in the front?  
Lou – Yes

Mr. Davidoff – Do we need handicapped? Richard McGoey – Yes, it's a law. If you have employees you must have handicapped parking. Matthew Sush – Should we allow for neighborhood parking?  
Chairman Kiefer – As long as you show in writing that there is a lease for it there should be no issues.

#### **4437 ROUTE 42, LLC**

4437 State Route 42, Monticello S/B/L/: 13.-2-4

Tim Gottlieb, P.E.

Mr. Gottlieb – To eliminate the need to come back every year for temporary refrigeration units we are going to put in a permanent refrigeration unit within the addition. This will require them to extend the pavement, moving the dumpster and move the shed that they just built.

Chairman Kiefer – Will there be an outside entrance? Mr. Gottlieb – Yes. Jim Barnicle – What is the time frame? Mr. Gottlieb – As soon as they can, most likely after the busy season.

Chairman Kiefer – The overhang on the building facing Taco Bell, what is stored there. Arthur Knapp – It looks like cooling racks.

Richard McGoey – The 10 X 12 shed was illegal, there might be a fine. Does the board want the trucks removed before we act? Chairman Kiefer – The trucks should not be there and landscaped has not been done. Mr. Gottlieb – We put a note on the site plan like Richard McGoey asked. Richard McGoey – It needs to say ALL site improvement to be maintained yearly. Melinda Meddaugh – The landscaping was done, it's just not maintained. Time frame on cleaning up the landscaping? And the removal of the trailers? Michael Croissant – The trailers should be removed before we give approval for this project. Chairman Kiefer – What is the time frame? Mr. Gottlieb – Properly after the season.

Matthew Sush – Can they be sited daily? Richard McGoey – It's up to code enforcement.

Chairman Kiefer – I think we should not approve anything until everything has been cleaned up. The Board all agrees.

#### **ROYAL COUNTRY CLUB INC**

75 Dillion Road, Monticello S/B/L: 18.-1-55.2

Glenn Smith, P.E.

Joel Kohn

Chairman Kiefer – When did they get the variance for these additions?

Mr. Smith – Zoning Board issued the variance in 2015 and then the Board did an approval in January 2016.

Mr. Kohn - First we removed the trailers and three building were constructed. They have also applied for a building permit recently.

Richard McGoey – What did you do with the sewage treatment facility from those bungalows?

Mr. Smith – There was an existing sewage treatment facility that was not too old. However, the required leach field is 1,600 feet and the current one has 1,350 feet. The pipe is in and so are the tanks, they just need to put in a pump station to break up the sewage into two fields. Richard McGoey- They have people occupying the buildings and no septic done? Mr. Smith- I was there and the septic is working fine. The septic has to be upgraded. Richard McGoey – Why didn't they do the pump station before the season started? Mr. Smith – I don't know.

Mr. Smith –Eleven 30 x 60 duplex units have been approved. Now we want to change the Eleven duplex units to 36 X 60. That a difference of 1,800 square feet to 2,100 square feet.

Michael Croissant – Is this septic right or, not right? Richard McGoey – It's not right. They should have never occupied these units without the septic being done.

Mr. Smith - Two units with porches were moved over making them too close together. The separation is now 18 feet 9 in and the requirement is a 25-foot separation.

Chairman Kiefer - So you're going to need two variances? Mr. Smith – Correct, variance for the new size of the building and the separation. Chairman Kiefer - And you not going to be able to do anything until the septic is straighten out. Mr. Kohn - You want to do the septic system before you get a building permit. You normally do it simultaneously, am I wrong? Matthew Sush – Don't we normally wait until they have a CO? Richard McGoey – We have to weigh the situation. Chairman Kiefer - It's all about trust. My theory is you can't get a permit until the septic is done.

Richard McGoey – Will these larger units create more bed rooms. Mr. Smith – No. Richard McGoey – Do you have a copy of the floor plan? Mr. Smith – No I don't have one.

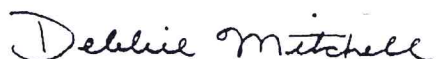
A motion for separation and expansion for denial was made by Melinda Meddaugh and seconded by Matthew Sush  
5 in favor; 0 opposed

Richard McGoey – Do you have the DEC and Board of Health approval for the water and sewer?  
Mr. Smith – We have Board of Health approval and State Pollutant Discharge Elimination System approval from the DEC.

Matthew Sush – Will the Zoning Board know that there are occupants in those buildings?  
Richard McGoey – I don't do comments to the Zoning Board.  
Matthew Sush – Is that something that the Planning Board can submit to the Zoning Board.  
Chairman Kiefer - Paula can do a recommendation letter to the Zoning Board.  
Richard McGoey – Do you have CO for those units?  
Mr. Kohn - Yes, we have CO's for those units.

A motion to adjourn the meeting at 7:45 was made by Melinda Meddaugh and seconded by Michael Croissant.  
5 in favor; 0 opposed

Respectfully submitted,



Debbie Mitchell  
Secretary  
Town of Thompson Planning Board