



TOWN OF THOMPSON
PLANNING BOARD
Wednesday, October 25, 2017

APPROVED

IN ATTENDANCE:	Chairman Lou Kiefer	Melinda Meddaugh
	Matthew Sush	Arthur Knapp, Alternate
	Jim Barnicle	Paula Elaine Kay, Attorney
	Michael Hoyt, Alternate	Debbie Mitchell, Secretary
	Ethan Mindrebo, Consulting Engineer	

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

A motion to approve the October 11, 2017 minutes was made by Jim Barnicle and seconded by Michael Hoyt
5 in favor, 0 opposed

CENTER FOR DISCOVERY

Holmes Road, Monticello, NY S/B/L: 7.-1-13.3/7.-1-13.4
Glenn Smith, P.E

Mr. Smith - They want to build a 34-foot x 90-foot education building for orientation of their new and existing employees next to the Gate House on Holmes Road. It will be a one-story building on a slap with a connecting foyer and a bathroom. It will have three big rooms for training and it in the RR1 zoning district. There is already central water there.

Mr. Smith read thru the Town Engineers technical review comments and all appeared to have been satisfied.

Mr. Mindrebo – What is the accessibility of the handicapped parking? Mr. Smith – All building are handicapped accessible. Jim Carnell – The town code for the new building will require an additional 16 parking spaces above and beyond the space that is there. And in regards to the handicapped parking, the building code required one handicapped parking for every 25 parking spaces giving you 2 handicapped spaces for the new building. Mr. Smith shows the board where the parking lot will be widened for the new building and where the handicapped parking spaces will be.

Mr. Smith – Since all of the location surrounding this project is owned by the Center for Discovery can we please have the Board waive the Public Hearing? Chairman Kiefer – Yes, we can.

Jim Carnell – I just want to let the Board know that the counties 239 has not come back yet.

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

A motion for lot consolidation was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

A motion for site plan approval with a condition of the return of the 239 and satisfying any engineer
comments was made by Matthew Sush and seconded by Melinda Meddaugh
5 in favor; 0 opposed

EVERGREEN

Adams Road, Rock Hill, NY S/B/L: 25.-1-49
Tim Gottlieb, P.E

Michael Hoyt recused himself from participating in this application.

Mr. Gottlieb – We had just one question and that is how many, what type and when do we need to do
the soil test.

Paula Kay – There is a potential well that maybe too close to your lot line. Mr. Mindrebo shows Mr.
Gottlieb where the well might be.

Mr. Mindrebo – I can't remember how many lots need alternate system? Mr. Gottlieb - 10 of the 11.
Chairman Kiefer – What do you mean? Mr. Mindrebo - The soil test results on these sites will require
an Alternate Septic system instead of traditional in ground system. They would most likely be raised
beds. Richard McGoey will coordinate with Mr. Gottlieb in having MHE witness some of the soil testing.

Paula Kay – I want to make sure your client is aware that the recreation fee is \$ 2,500 per lot. The board
may reduce the fees based on several factors. And that needs to be determined prior to final approval.

Mr. Mindrebo – Comment #5 – We are recommending that the subdivision plans show a gratuitous offer
of dedication 25-feet from the center line of the road without showing meets and bounds for the
dedication strip. Is this something that your adding? Mr. Gottlieb – Yes, I went over this with my client
and he has no problem.

Mr. Mindrebo – Please explain the note on the land of William and Virginia Tolli referring to?
Mr. Gottlieb – Not sure where that note came from.

Mr. Mindrebo – Jim, did Mr. Benjamin from the Highway Department get back to you about with his
comments? Jim Carnell- I saw Mr. Benjamin today and we discussed another issue. I will check with him
tomorrow.

Mr. Mindrebo – Do you have any question Mr. Gottlieb? Mr. Gottlieb – No.

Paula Kay – I'm assuming your client is just subdividing and selling the lots? Mr. Gottlieb – Yes.

Matthew Sush – How would your client feel about putting a note on the plans about limiting future subdivisions? Mr. Gottlieb – I can ask, it's usually not any problem.

A motion to set a public hearing for November 15th was made by Jim Barnicle and seconded by Melinda Meddaugh
5 in favor; 0 opposed

4437 ROUTE 42, LLC

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

Tim Gottlieb, P.E

Chairman Kiefer – When you were here for approval last time you were going to enclose the area outside the building where the racks are. Melinda Meddaugh - And they were going to clean up the property. Mr. Gottlieb – My understanding was that you didn't want the trucks/van there for storage. And we needed the permit for the shed which they applied for today.

Melinda Meddaugh – You were supposed to clean up the gardens and there were issues with the two signs. Jim Carnell – The post for the sign extends through the sign. Mr. Gottlieb – There was landscaping around the sign by Blue Horizon and then the other sign just has grass. Melinda Meddaugh – They just need to keep up with the landscaping.

Mr. Mindrebo – Jim, the permit was for the back shed correct? Nothing for the screening of the racks?
Jim Carnell- Correct!

Mr. Gottlieb checked and the racks should have been enclosed.

Chairman Kiefer – We can't go any further with this applicant until you take care of the outstanding issues.

Matthew Sush – No standing debris outside either.

PETER CACCIOPPOLI

8 Crescent Circle, Rock Hill, NY S/B/L: 54.-3-8/54.-3-3.1

Peter Caccioppoli

Beth Tekverk

Michael Hoyt recused himself from participating in this application.
Matthew Sush recused himself from participating in this application.

Chairman Kiefer assigns Arthur Knapp to the board to replace Matthew Sush.

Mr. Caccioppoli has an original and copies of the owner's proxy and gave them to Secretary Debbie Mitchell.

Paula Kay – You are in the Lake Louise Marie subdivision and there may be an issue with the Park's property. It possible that the Park's property is owned by the Park's or maybe a portion of it is owned by Emerald Green Association. Your site plan needs to show the lake and the lake shore line. There is a possibility that the shore line is owned by Emerald Green Association. Mr. Caccioppoli – How do I go about getting this information I need? Paula Kay - You need to contact 796-2410. And you also need to contact your association for approval. And that person is Mrs. Johnson. Mr. Caccioppoli – Once I contact Mrs. Johnson she will tell us what we have to do for the survey and then do I have to come back here? Chairman Kiefer – Yes.

Jim Carnell – There will only be one meeting in November so make sure you contact us within 10 days of the meeting to make sure you get on the agenda.

A motion was made to have just one meeting in November on the 15th was made by Matthew Sush second by Melinda Meddaugh
5 in favor; 0 opposed

A motion to close the meeting at 7:35 pm was made by Jim Barnicle and seconded by Matthew Sush
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell

Secretary
Town of Thompson Planning Board