

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, April 25, 2018

APPROVED

IN ATTENDANCE: Chairman Lou Kiefer Michael Croissant
 Jim Barnicle Arthur Knapp, Alternate
 Matthew Sush Richard McGoey, Consulting Engineer
 Michael Hoyt Heather Zangla, Secretary
 Paula Elaine Kay, Attorney



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

A motion to approve the April 11, 2018 minutes was made by Michael Hoyt and seconded by Jim Barnicle.
5 in favor, 0 opposed

Paula Kay requested the board authorize Clough Harbor Associates to be hired as the traffic consultant for Thompson Ridge project. A motion to approve CHA was made by Matthew Sush and seconded by Michael Hoyt.
5 in favor, 0 opposed.

DEB EL

64 Kutger Road, Monticello, NY S/B/L 16.-1-12
Dave Higgins and Elliot Gibber

Chairman Kiefer stated that this project is a problem in that there has been work done again with no building permits and no Planning Board approval. Jim Barnicle - the storage unit that is currently being used for locker rooms is still there and was supposed to be removed. Chairman Kiefer - you have extended the parking lot, and done other construction. Chairman Kiefer - the Planning Board is going to make a resolution that the next time this happens, all constructed items without a permit or our approval will need to be removed. There is no problem with your project, you just don't follow the rules.

Dave Higgins - plans have been brought in to the Building Department and all items are being addressed on the site plan, so that we can move forward. Chairman Kiefer - you have approval for the water building but more has been done without approvals. Trailers have been installed. Elliot Gibber - the trailers are there, but not in use. They are currently locked and there is no power to them. Richard McGoey - the trailers are ready to go, and the Planning Board should have had a chance to figure out what would have been best, to figure out where they should go. They needed to be on the site plan and approved, before they were delivered. Chairman Kiefer - we are not asking you to remove the trailers, just know that the resolution will be in place for the future. Elliot Gibber - I accept the resolution.

Paula Kay - Chairman Kiefer, I just want to reiterate, Elliot, you are aware that if there is any construction done without building permits and Planning Board approval in the future, you will be prohibited from appearing before the Planning Board until those items are removed completely from the site. Elliot - yes I understand.

Richard McGoey – addressed comments with Dave Higgins. The new site plan is to be submitted with the corrections. Dave Higgins is to call Dave Fritz from MHE to schedule soil testing.

Chairman Kiefer – Was there a problem with a fuel storage tank? Richard McGoey – No, it just needed to be shown on the site plan.

Richard McGoey – the “locker room” was supposed to be removed back in July 2017, and it is still on site and being used. The Planning Board wants it gone, it is not to code. The unit is to be removed in the next 2 weeks. Dave Higgins – can we make a note on the site plan that the unit will be removed. Richard McGoey – no, the board isn’t going to be a part of approving a site plan that has an illegal building. This unit needs to be removed from the site plan and the property.

Chairman Kiefer – how long are the temporary office trailers going to stay onsite? Elliot Gibber – 4 to 6 months, as soon as the building is complete, we will be able to move the offices back in to the permanent building and have them removed. Matthew Sush – are the trailers labeled on the site plan? Dave Higgins – they are labeled as temporary.

A motion for a negative declaration under SEQRA was made by Matthew Sush and seconded by Michael Hoyt.
5 in favor, 0 opposed

A motion for site plan approval was made conditioned upon the following:

All engineering comments must be addressed
The understanding, which was agreed upon by the applicant, that the Planning Board will not review any additional changes to the site plan if the applicant is caught building without a permit in the future, and in fact, before the applicant can return to the Planning Board, any illegal structures shall be removed from the premises

Motion by Matthew Sush and seconded by Chairman Kiefer.
5 in favor, 0 opposed

CAMP IROQUOIS SPRINGS

17-64 Bowers Road, Rock Hill, NY S/B/L 33.-1-1.1
Glenn Smith and Tim McGuinness

Glenn Smith – the Camp is looking to construct a 16’ x 22’ addition onto the existing caretakers house. Comments were addressed and submitted. There will be 1 additional bedroom added in total. Interior house will be renovated, putting bedrooms into the new addition. The septic onsite is being used for this house only. All other buildings on property had been re-routed to the sewer plant. There is no issues with the septic currently. The water line will be re-located and shown on the plan.

The camp is also looking to get approvals on a rope course. Jim Barnicle – how long is the zip line? Tim McGuinness – 300 feet.

Glenn Smith – contacted the Department of Labor and New York State Codes division inquiring about drawings, Codes do not regulate play areas of this nature. Applications will be filed with the building department.

Paula Kay – how will this playset be secured for the off season? Tim McGuinness – the rock wall has removable “rocks” that will be taken off about 12 feet up. The play set has a lockable gate. Michael Hoyt – can emergency personnel access the area if any injuries occur? Yes there is room for them to come thru.

A motion to approve amended site plan made by Michael Croissant seconded by Matthew Sush. 5 in favor, 0 opposed.

A motion to close the meeting at 7:39 p.m. was made by Jim Barnicle and seconded by Chairman Kiefer. 5 in favor, 0 opposed.

Respectfully submitted,

Heather Zangla
Secretary