

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, July 25, 2018

APPROVED

IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Arthur Knapp, Alternate
Paula Elaine Kay, Attorney
Debbie Mitchell, Secretary
Richard McGoey, Consulting Engineer

Michael Croissant
Kathleen Lara, Alternate



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

A motion to approve the July 11, 2018 minutes was made by Matthew Sush and seconded by Arthur Knapp
3 in favor, 0 opposed

Chairman Kiefer appoints Kathleen Lara to replace Jim Barnicle who is absent.

ICHUD FOUNDATION

240 Forestburgh Road, Monticello, NY S/B/L: 28.-1-22
Tim Gottlieb, P.E.

Mr. Gottlieb – We would like to schedule a public hearing.

Richard McGoey shows Mr. Gottlieb pictures of Ichud and its issues with garbage, storage trailers, non-appropriate speed bumps, the handicapped space that was not stripped and the widening of the road that was request and not done.

Chairman Kiefer - Lets set a public hearing for August 22, 2018.

A motion for a Public Hearing to be held on August 22, 2018 was made by Matthew Sush and seconded by Michael Croissant
4 in favor; 0 opposed

MOONLIGHT

58 Rubin Road, Monticello, NY S/B/L: 43.-1-23.3
Tim Gottlieb, P.E.

Mr. Gottlieb – I'm trying to get building's that were approved a while back added to the site plan.

Chairman Kiefer - Were there buildings that they did construction on that they didn't have approval for?
Richard McGoey – No, I don't believe so. I'll do a walk through at some point in the future. Do you have any problem with the comments Mr. Gottlieb? Mr. Gottlieb – No.

Richard McGoey – There is grading that is required for the new building in the front.
Richard McGoey shows Mr. Gottlieb a building that needs grading on the site plan.

Richard McGoey – You have a building labeled as a Barn but it's some kind of Children's activity center.
There is also a fenced in enclosure that is not show and a camper trailer that needs to be removed.

Chairman Kiefer – If the building is being used for activities will they need permits? Richard McGoey –
The Building Department would need to get involved. If this is a Day Camp do they need the Board of
Health to get involved Jim Carnell? Jim Carnell – Yes, if it's a Day Camp.

WAL-MART (online Grocery Pickup)

41 Anawana Lake Road, Monticello, NY S/B/L: 13.-1-34.1

Chris Petrillo, Architect

Mr. Petrillo – Wal-mart currently has a program in place where you can order goods on line and then
pick them up in the store. This will now allow you to order your groceries on line, they will then assign
you a parking number and time when you can pick up your groceries. You will go to the parking spot
number at the store and then an employee will bring out your groceries to you. The service will be from
8:00 a.m. to 8:00 p.m. We are proposing 8 of the parking spaces there now to go from 9 ½ feet wide to
12 feet wide. There will be a 6-inch ramp to be used for the carts and over the parking spaces there will
be a canopy. Paula Kay – Will there be signs that will show people where to go? Mr. Petrillo - Yes. The
spaces will be to the front right side of the building. The Canopy is just to cover the spaces to protect the
employee and customers from weather. Chairman Kiefer- Are you keeping the door by where the carts
are now? Mr. Petrillo – No. There will be small handcarts that will come out the side door. The door will
be an automatic door that the employee will have to have an access card in order for them to go in and
out of.

Paula Kay – Will the customers get a time slot when they have to get there? Mr. Petrillo – Yes, it's about
a 15-minute window for when they have to be there. Paula Kay – Is there a possibility of car's backing
up at these spaces? Mr. Petrillo – They haven't had that issue in the past. If this does happen we will
come back and request to have more spaces added. Right now, it averages 2 cars per each parking
space in an hour.

Mr. Petrillo – There will be traffic signs showing where to go. Matthew Sush – Will they be only at the
main entrance? Mr. Petrillo – As of now Wal-mart has asked we only do the main entrance. The parking
spaces are very visible from the Anawana Lake Road side entrance. I don't think we will need to add
signs there. Inside the building the changes are very minor.

Richard McGoey- We have a little issue from a previous application. They were supposed to build a
fenced in enclosure for their cardboard and pallets. They built the enclosure but didn't put gate on it.
Also, they still have storage trailers that they were supposed to get rid of. These issues need to be taken
care of before you can get a building permit. Mr. Petrillo – Can I apply for the building permits now?
Paula Kay – You can apply but the Building Department will have the final say. Mr. Petrillo – Do you

have a copy of what was approved so I know what needs to be taken care of? Jim Carnell – I can get those for you.

A motion for negative declaration motion under SEQRA was made by Michael Croissant and seconded by Kathleen Lara
4 in favor; 0 opposed

A motion for site plan approval with two conditions that the storage trailers are removed and the fence enclosure get finished was made by Michael Croissant and seconded by Matthew Sush
4 in favor; 0 opposed

MAKOVIC PRO TRUCK FITTERS

Cimarron Road, Monticello, NY S/B/L: 31.-1-93 & 62.4
Glen Smith, P.E.

Mr. Smith - We got an extension from the Board six month ago and it was because our storm water plans were all based on infiltration of storm water to the ground. Because the ground is so hard there is no infiltration below 2 feet. So, we converted everything to bio-retention basins. We submitted everything to Richard McGoey office back on March 7th and then Scott Quinn responded on March 17. On June 28 I got more comments from Richard McGoey and I responded back on July 16th. As of 4:30 p.m. today I got a final approval from Scott Quinn. I need a 6-month extension please.

A motion for a 6-month extension was made by Matthew Sush and seconded by Michael Croissant
4 in favor; 0 opposed

4437 ROUTE 42 LLC (RUGALECH BAKERY)

4437 Route 42, Monticello, NY S/B/L: 13.-2-4
Tim Gottlieb, Engineer

Mr. Gottlieb – I'm here to find out about the no left hand turn onto Route 42. The applicant was under the impression that Taco Bell, Giovanni's and the Convenience Store could all make a left hand turn out of their parking lots onto Route 42. But Jim Carnell said that is not so that perhaps some of the sign just came down. Paula Kay – It appears that no one has the right to make a left hand turn onto Route 42 and that the signs might have come down. The Building Department will take care of getting them back up.

Chairman Kiefer – They really need to clean up the place. Mr. Gottlieb – There is not much I can do about it. It's up to the Building Department. Paula Kay – Just let them know that Board noticed these issues.

ARTHUR GLICK

Old Route 17, Monticello, NY S/B/L: 13.-1-62.1

Arthur Glick, Owner

Michael Davidoff, Lawyer

Mr. Davidoff shows the Board the Map of where the parcels are located. The parcel where the trucks are stored is zoned HC and we are just asking that this other parcel become HC zoned too.

Kathleen Lara – Why are you looking to combine these lots? Mr. Glick – We are in the midst of adding a larger franchise and might need to use that parcel.

A motion for a recommendation to send back to the Town Board for a zoning change was made by Michael Croissant and seconded by Kathleen Lara
4 in favor; 0 opposed

GEORGE & PATRICIA CULLIN

Swinging Bridge Estates Road, Monticello, NY S/B/L: 41.-11-2.6/2.3

George & Patricia Cullin

Mr. Cullin – I would like to combine my two lots into one lot. I also would like a variance so I don't have to move my car port. Richard McGoey – Does the Board have the right to waive those requirements for an accessory structure? Paula Kay – What are we waiving? Jim Carnell – The front yard setback. The property line is in the center of the road. Matthew Sush – Is it a temporary structure? Paula Kay – No, it's an accessory structure. Paula Kay reads the Town Code. Paula Kay – Yes, we can waive it.

A motion for lot combination was made by Matthew Sush and seconded by Michael Croissant
4 in favor; 0 opposed

A motion to waive the front yard setback was made by Kathleen Lara and seconded by Matthew Sush
4 in favor; 0 opposed

A motion to close the meeting at 7:28 pm was made by Kathleen Lara and seconded by Matthew Sush
4 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell

Secretary

Town of Thompson Planning Board