

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, November 14, 2018



IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Jim Barnicle
Michael Hoyt,
Debbie Mitchell, Secretary
Richard McGoey, Consulting Engineer

Michael Croissant
Kathleen Lara, Alternate
Arthur Knapp, Alternate
Paula Elaine Kay, Attorney

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

A motion to approve the October 24, 2018 minutes was made by Jim Barnicle and seconded by Matthew Sush
5 in favor, 0 opposed

THOMPSON RIDGE

Rock Ridge Road, Monticello, NY S/B/L: 13.-3-10.1
Glen Smith, Engineer
Barbara Garigliano, Garigliano Law Office

Ms. Garigliano– The last time I was here you were looking for rendering, so I bought them for you. Ms. Garigliano put up a rendering of the apartments. Richard McGoey – Is it flat on flat? Barb – Yes, flat on flat. They are three stories high with each unit on its own floor.

Chairman Kiefer - Richard McGoey do you want to go over your comments? Ms. Garigliano – We are not ready for them yet, we just received them. We will schedule a work session and go over them at that time.

Richard McGoey – The significant issue was with the Part 3 and how they addressed it, it was not satisfactory. Ms. Garigliano – With respect to the water and sewer? Richard McGoey – Yes, they really need to dissect the water issue and tell us what the three options are. Ms. Garigliano- We gave them the three options but not the details. And that is what I need a little more guidance with. Mr. Smith – We are waiting on the water departments inspection and that might help us with some decisions. Ms. Garigliano – Do we have a time frame on that report? Paula Kay – Not done yet. Richard McGoey – It’s supposed to be done by the end of November.

Ms. Garigliano– We are here to update the Board on what we have done and reaffirm Lead Agency. Paula Kay – They are going to reaffirm Lead Agency and preliminarily classify the action as unlisted and send out the notices. Mr. Smith - I’ll send out the list to Richard McGoey. Paula Kay - MaryBeth Bianconi and Richard McGoey too.

Richard McGoey – Can we determine it to be unlisted before we declare lead agency. Paula Kay – Preliminarily we can. Mr. Smith - The notice say's lead agency has been unlisted and if someone rejects, they will.

A motion to reconfirm that the Planning Board of the Town of Thompson has adopted the lead agency status was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

A motion to declare the action as unlisted was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

Mr. Smith – In the past when we sent out notices and you didn't want them to be certified you just want a receipt from the Post Office. Richard McGoey – Certified but not returned receipt.

Ms. Garigliano– A year ago today we received our first variance for the density and length of the buildings. That variance was extended for an addition six month, it expires today. We want to put on the record that we are going to have to reapply all over again for this variance. It is not the developers lack of interest, we have just ran into issue we didn't expect, like the water issue. The traffic study was sent to Cliff Harper and a letter from the Army Core of Engineering has been received on the delineation of the wetlands. Our only issue is the water line issue.

Matthew Sush- What is happening on the property now? Richard McGoey – The town is replacing the sewer line.

CHARM ESTATES

Ranch Road, Monticello, NY S/B/L: 16.-1-20
Joel Kohn, JK Expediting

Mr. Kohn - I'm here tonight to schedule a public hearing. We got the comments and didn't see any issues.

Chairman Kiefer - Any issues Richard McGoey?

Richard McGoey – No, we will do a walk through with your environmental consultant soon.

A motion to set a Public hear on November 28, 2018 was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

Matthew Sush – On your comments you say you need to verify that the part 3 and all SEQR documents need to be available. Is this conditional on the Public Hear? Richard McGoey – Yes, it is. Mr. Kohn will verify all that on Monday.

HOLIDAY MOUNTAIN CONCERT (TCE GATHER EVENT)

Holiday Mtn Road, Monticello, NY S/B/L: 32-2-33 & 32-2-59

Michael Rielly, P.E., Rielly Engineering

Mike Vitacco, TCE Events

Mr. Rielly – We had a meeting today with Emergency Services, Mobile Medic, Richard McGoey and Paula Kay. We worked out details and we plan to have them all to Richard McGoey before November 28, 2018. We are hoping to get a Public Hearing on the 28th of November.

Mr. Vitacco – There were issues with exit ways off the property and we are going to make them wider and make them more permanent for future events. Then there will be three access points in and out. For emergency services we will have an access point for the top stage.

Richard McGoey – We met today and we got a better understanding of the site as so did the applicant. Mr. Rielly will do some survey work as well as engineering work with grading.

Paula Kay – As you work on the site you will work with the Fire Department to make sure they have all the accessibility they need? Mr. Vitacco – Absolutely.

Richard McGoey – We need to know what the ADA access is. Jim Carnell – It's a percentage and we will have to site down and figure that out. Jim Barnicle – The only parking will be Handicapped parking? Mr. Vitacco – Handicapped and staff. I'm going to talk to the people back at my office and start to research what we need to do for the ADA code.

Matthew Sush- Have you talked with the village about the Apollo site? Mr. Rielly – Not the village, but we will be fixing up the site by putting down some stones. Jim Barnicle – Who owns the Apollo? Jim Carnell – Butch Resnick. Mr. Rielly – We talked to him about renting it and how we are going to clean it up. Paula Kay- You will need site plan approval from the village as well. Mr. Rielly - We need it for just laying down stone? Paula Kay – Yes, because you will be using it.

Matthew Sush – Will there be any security on the offsite parking? Mr. Vitacco – Yes, we will have around 4 security guards as well as some of my staff.

A motion to set a Public hearing on November 28, 2018 was made by Jim Barnicle and seconded by Mike Hoyt
5 in favor; 0 opposed

Paula Kay – Mr. Rielly, Heather will have the letters ready tomorrow and they need to go out by Friday. Mr. Rielly – Ok, we will probably get them out before the snow tomorrow.

A motion to close the meeting at 7:16 pm was made by Jim Barnicle and seconded by Matthew Sush
5 In favor; 0 opposed

Respectfully submitted,

Debbie Mitchell

Debbie Mitchell

Secretary

Town of Thompson Planning Board