

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, October 9, 2019

IN ATTENDANCE: Chairman Lou Kiefer Kathleen Lara, Alternate
 Michael Hoyt Jim Barnicle
 Michael Croissant Richard McGoey, Consulting Engineer
 Heather Zangla, Secretary

PUBLIC HEARING:

NOTICE IS HEREBY GIVEN that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson, public hearings will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, New York on October 9, 2019 at 7:00 p.m. to consider Shalom International Outreach Ministries, Inc. for special use permit and site plan review for the purpose of a place of worship in accordance with the §250-11 of the Town Code of the Town of Thompson. The property is located in the HC-2 Zone at 36 Cold Spring Road, Monticello, NY; S/B/L: 30.-3-3.1. Damian Bennett, Shalom International Outreach Ministries, Inc.

Satisfactory proof of mailing was provided to the Board

Mr. Bennett - we are looking to use the building as a place of worship. Richard McGoey - the information that is on this current survey is overkill. The planters and circular driveway should be removed. Show your handicap parking near the existing ramp and show the parking in front of the building.

Chairman Kiefer- is there any questions or concerns from the board?

The Planning Board had no comments.

PUBLIC COMMENT: No public comment.

CLOSE PUBLIC COMMENT

Chairman Kiefer- is there any reason why the Planning Board can't approve this project now? Jim Carnell - there was no public comment so no reason not to.

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

A motion for site plan approval with the conditions that the planters and circular drive be removed was made by Michael Hoyt and seconded by Michael Croissant. All in favor 5; 0 opposed.

Chairman Kiefer appointed Kathleen Lara to replace Matthew Sush tonight.

A motion to approve September 25, 2019 minutes was made by Jim Barnicle and seconded by Michael Hoyt. All in favor 5; 0 opposed.

FIRSTLIGHT FIBER:

251-255 State Route 17B, Monticello, NY S/B/L: 18.-1-23

Kyra Ambrose

Ms. Ambrose – we are looking to expand the fiber optic network. Two 16' x 10' pre-fabricated shelter will be placed on the property within a chain linked fenced area of 48' x 74'. Chairman Kiefer – so basically the shelter is like a battery or switchboard. Ms. Ambrose – yes, exactly.

Richard McGoe – there was comments that needed to be addressed. Ms. Ambrose – I hadn't received anything, but if you email them to me, I can addresses them. Jim Barnicle – will there be any lights or identification signs? Ms. Ambrose – No. It will be a low maintenance structure.

Motion to set a public hearing for special use November 13, 2019 made by Kathleen Lara and seconded by Michael Hoyt. All in favor 5; 0 opposed.

BBIS AUTO AUCTION:

State Route 17B, Monticello, NY S/B/L: 12.-1-54.1 / 12.-1-55

Zachery Szabo, Engineering Properties

Zachery Szabo – explained the current project. Richard McGoe - The site plan currently lacks information. The wetlands need to be delineated and marked on the site plan along with other properties, for example: the glass building on the corner, Village of Monticello line, the residential properties and the mobile home park, Kinnebrook. The adjoining owners need to know the impact of the project.

Zackery Szabo – we are still waiting on an answer for the federal wetlands.

Richard McGoe – the EAF needs to be revised.

Jim Barnicle – stripping 47 acres of land is a big issue. It is a natural habitat for wildlife. Let's see if there is any other options to negate the negative impact of the tree removal. Michael Croissant – what is the total disturbance? The site plan states it's a total of 47 acres, but that could be subject to change.

A motion for lead agency was made by Michael Croissant and seconded by Michael Hoyt. All in favor 5; 0 opposed.

RNR MOBILE HOME PARK:

Pittaluga Road, Monticello, NY S/B/L: 12.-1-21.1 / 12.-1-23.1

No one was available to represent RNR. The board has been asked to approve a lot combination of the two parcels.

A motion to approve the lot combination was made by Jim Barnicle and seconded by Michael Hoyt. All in favor 5; 0 opposed.

SACKETT LAKE SOLAR:

Sackett Lake Road & Maplewood Road, Monticello, NY S/B/L: 28.-1-37.1 / 28.-1-37.3

George Reed, Delaware River Solar

Richard McGoey – There is a change in the landscaping. There is an issue with one of the trees chosen, White Spruce has a disease. George Reed – we have been working with Gay Donofrio who is a professional in trees and landscaping. She has stated that the information regarding the White Spruce is incorrect. In fact it's the Blue Spruce that has the disease, so we will be sticking with White Pines instead. Richard McGoey – I would like you to change the tree chart on the site plan from tree height to caliber which is the circumference of the trunk.

A motion was made for modification to an existing site plan was made by Jim Barnicle and seconded by Kathleen Lara. All in favor 5; 0 opposed.

George Reed – I would like the board to consider the renewal of the special use permit and have it the final time that Sackett Lake Solar would need to appear in front of the board for this use. Please consider the resolutions and interconnect the projects.

A motion to approve the resolutions was made by Michael Hoyt and seconded by Michael Croissant. All in favor 5; 0 opposed.

KIAMESHA SHORES PROPERTY OWNERS:

Medallion Road, Kiamesha Lake, NY S/B/L: 9.C-23-1

Ralph Guarino, Board Member

Mr. Guarino – The homeowners would like to use the existing maintenance building as an office for the association. It will not be a full time office, it will have a computer and some filing cabinets in it. We currently use it for the board meetings. Richard McGoey – the SR zone doesn't allow for offices in the zone. An interpretation is required from Zoning Board.

A motion to table for interpretation until October 23, 2019 is made by Kathleen Lara and seconded by Michael Croissant. All in favor 5; 0 opposed.

A motion to close the meeting at 7:30 pm was made by Jim Barnicle and seconded by Michael Hoyt. All in favor 5; 0 opposed.

Respectfully submitted,



Heather Zangla
Acting Secretary

Town of Thompson Planning Board