

**APPROVED**

TOWN OF THOMPSON  
PLANNING BOARD  
Wednesday, November 13, 2019

IN ATTENDANCE:      Chairman Lou Kiefer                      Kathleen Lara, Alternate  
                                 Jim Barnicle                                      Paula Kay, Attorney  
                                 Michael Croissant                                Richard McGoey, Consulting Engineer  
                                 Matthew Sush                                      Logan Morey, Building Department  
                                 Arthur Knapp                                       Heather Zangla, Secretary

**PUBLIC HEARING:**

**FIRSTLIGHT FIBER:** Kyra Ambrose, Representative

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 November 13, 2019 at 7:00 p.m. to consider the application of FIRSTLIGHT FIBER for site plan and special use permit for the purpose of expanding the fiber optic network in accordance with §250-12 of the Town Code of the Town of Thompson. The property is located in the CI zone at 251-255 State Route 17B, Monticello, NY; S/B/L: 18.-1-23.

Satisfactory proof of mailing was provided to the Board

Ms. Ambrose- this project is for fiber optic lines to be extended through the town. There will be an unmanned facility at this location.

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

**PUBLIC HEARING:**

**SERENITY GARDENS:** Mike Watkins

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 November 13, 2019 at 7:00 p.m. to consider the application of: SERENITY GARDENS DEVELOPMENT, LLC for site plan review and special use permit for row housing in accordance with §250-11 of the Town Code of the Town of Thompson. The property is located in the HC2 Zone at Serenity Lane, Monticello, NY – S/B/L: 49.-1-4.33 & 49.-1-4.34.

Satisfactory proof of mailing was received.

Mike Watkins: We are currently looking to build five new condo units with garages on lower level. The Zoning Board approved the variance last night that was required.

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 appointed Arthur Knapp to replace Michael Hoyt tonight.

A motion to approve October 23, 2019 minutes was made by Matthew Sush and seconded by Arthur Knapp. 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 with an unmanned facility.

Richard McGoey – there was comments that needed to be addressed. Richard McGoey –this is the first I am looking at the new site plan and I do not see where the driveway and access road has been addressed. Notes need to be provided on the plan regarding NYSDOT access and details of the driveway.

Matthew Sush – what is the height of the pod? Ms. Ambrose – 10 feet.

Paula Kay- we can give a conditional site plan approval contingent on the comments.

Motion for NEGDEC was made by Matthew Sush and seconded by Michael Croissant. All in favor 5, 0 opposed.

Motion for special use was made by Matthew Sush and seconded by Michael Croissant. All in favor 5, 0 opposed.

Motion for conditional approval made by Matthew Sush and seconded by Michael Croissant. All in favor 5, 0 opposed.

**SERENITY GARDENS:**

Serenity Lane, Monticello, NY S/B/L: 49.-1-4.33 / 49.-1-4.34

Mike Watkins, Owner

Mike Watkins – explained the current project and stated that all comments were addressed on the site plan. Richard McGoey – I am just seeing this for the first time tonight. We can give conditional approval until I have had a chance to review the plan.

Motion for a lot improvement was made by Matthew Sush and seconded by Michael Croissant. All in favor 5, 0 opposed.

Motion for NEGDEC was made by Jim Barnicle and seconded by Arthur Knapp. All in favor 5, 0 opposed.

Motion for site plan approval was made by Matthew Sush and seconded by Jim Barnicle. All in favor 5, 0 opposed.

Motion for special use permit was made by Matthew Sush and seconded by Arthur Knapp. All in favor 5, 0 opposed.

Kathleen Lara – Serenity Gardens needs to come back in a year correct. Paula Kay – yes they will have to. Mike Watkins – for what? Chairman Kiefer – Special use permits require that the Planning Board approves the special use again in a year. If there is no complaints usually you won't have to come back after that. Mike Watkins understands the process.

Firstlight Fiber will also have to come back in a year to renew the special use permit. Heather Zangla will notify her tomorrow.

**218 HILLTOP:**

218 Hilltop Road, Monticello, NY S/B/L: 41.-1-24.1

Larry Marshall, MNTM Engineering

Joel Kohn

Jay Zieger, Attorney

Richard McGoey – I see the comments regarding wetlands have been addressed.

Jim Barnicle – Where is the nearest property to the wells? Joel Kohn – approx. 1800ft away, the wells on this property are closer than the neighboring lots. Richard McGoey – we would like to see the hydrologist monitor them with reasons why. Have them submit a report.

Michael Croissant – what is the protocol? Larry Marshall – there is no set protocol.

Paula Kay – We would like to determine what the property is really used for, Day Camp or bungalow colony, in the zone based on the amount of land you are qualify for both. It isn't an issue currently, but the in the future it may make a difference.

Jay Zieger – we would like to schedule a public hearing and get feedback from the town.

A workshop should be scheduled to go over the updated site plan prior to scheduling a public hearing once the environmental comments are put in place. Tentatively the work session is set for November 18, 2019. The applicant will confirm.

A motion to schedule a public hearing for December 11, 2019 subject to all documents being submitted was made by Matthew Sush and seconded by Jim Barnicle. All in favor 5, 0 opposed.

**ROSEMARY BOCK:**

423 Fraser Road, Kiamesha Lake, NY S/B/L: 9.-1-10

Bob Bock, Owner Representative

Tim Gottlieb, Engineer

Jay Zieger, Attorney

Jay Zieger – Mr. Bock received variances for most of the items on the property. Richard McGoey – I see that there are a number of items to be cleaned up. Mr. Bock – I have been working on it. I have moved one shed already. Richard McGoey – have the tires been removed? Mr. Bock – yes they have. Paul Kay – how many unregistered vehicles are there on the property, because you can only have 1. Mr. Bock – I

have one, that is my project and the tenant has one. Paula Kay – You either need to remove yours or the tenant has to. Mr. Bock – I will have the tenant remove theirs.

Richard McGoey – What about this garbage shed? It has to be 10ft away from the building. Mr. Bock – can I attach it to the building? Logan Morey- with a permit and it would need to be fire rated. Mr. Bock – I will move it 10 feet, but I can't move it until the other one is taken down. I am working on it. Richard McGoey- what is the time frame for you to be completed? Your Zoning Board variances will run out in 6 months. These projects need to be moving forward together. Jay Zieger to Tim Gottlieb – show new locations of sheds and lets see what happens.

A motion to set a public hearing was made by Michael Croissant and seconded by Arthur Knapp. All in favor 5, 0 opposed.

**9 GLEN WILD (I-86):**

9 Glen Wild Road, Rock Hill, NY S/B/L: 32.-1-21  
Krissy Walsh & Paul Walsh, Owners  
Tim Gottlieb, Engineer

Chairman Kiefer appointed Kathleen Lara to replace Arthur Knapp.  
Michael Croissant, Jim Barnicle and Arthur Knapp have recused themselves from this project.

Chairman Kiefer – how many cars will the impound yard have? Paul Walsh – I would like to store the cars, trailers, boats and RV's in there. That would solve other problems on the site. It is large enough, I can leave the dumpsters in there as well as the vehicles. Chairman Kiefer – we don't want the impound yard to become a permanent storage facility. Paul Walsh – it won't but there will be times when people can't pay the bill, their vehicle will be left in there. Also, Son T behind the property is building a nice fence that blocks my site.

Chairman Kiefer – the board would like to see some more landscaping on the side of the property.

Kathleen Lara – how many cars are there? Paula Kay – what is the maximum amount of cars that will ever be in the area at one time? Be realistic and address that number on the site plan. Paul Walsh – Sometimes the police also use the site since it has a locking gate.

Logan Morey – Paul, didn't you want a sign out front? If you do, put it on the site plan now, so you don't need to come back in front of the board.

A motion to set a public hearing on January 8, 2020 was made by Kathleen Lara and seconded by Matthew Sush. All in favor 3, 0 opposed.

Paula Kay – Paul while we have you here, how is the other site coming along? Paul Walsh – good, we will get it done.

**CHOICE PROPERTIES:**

146 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-2-56.2  
Larry Marshall, MNTM Engineers

Larry Marshall – I had requested we be postponed from this agenda.

Richard McGoey – discussed the car count and retention pond.

Larry Marshall – I am not prepared at this time to answer any further questions. I will set a work session up.

**RNR MOBILE HOME:**

Pittaluga Drive, Monticello, NY S/B/L: 12.1-23.1

Glenn Smith, Engineer

Glenn Smith – This is a kind of last minute agenda item. I have added a caretaker unit on the site plan. It will be a 14' x 70' single wide mobile home, which is allowed. It meets all setbacks and the site isn't over the density required.

Richard McGoey – what about DOH and DEC approvals. Glenn Smith- They have received DOH approval but not the DEC. I will get you the approvals.

There are other items that need to be discussed, let's set up a work session to have all documents reviewed prior to getting the conditional final approval.

No building permits can be issued at this time anyway due to the fact that the park fees have not been paid.

**LEISURE TIME ICE SPRING WATER  
WATERWAYS CONDOMINIUM**

Route 42, Kiamesha Lake, NY S/B/L: 9.-1-40.2 / 9.-1-41 / 9.-1-81

Paula Kay – this is a zone change that needs to be referred back to the Town Board. The Zoning District was swapped a long time ago. Leisure Time Ice has been purchased and they had questioned the zone they were in.

A motion was made to refer this change back to the Town Board was made by Matthew Sush and seconded by Michael Croissant. All in favor 5, 0 opposed.

A motion to close the meeting at 8:00 pm was made by Matthew Sush and seconded by Jim Barnicle. All in favor 5; 0 opposed.

Respectfully submitted,



Heather Zangla

Acting Secretary

Town of Thompson Planning Board