

TOWN OF THOMPSON  
PLANNING BOARD  
Tuesday, November 26, 2019

IN ATTENDANCE: Chairman Lou Kiefer Michael Croissant  
Kathleen Lara, Alternate  
Debbie Mitchell, Secretary

Chairman Kiefer called the meeting to order at 12:39 p.m.

Chairman Kiefer - This is a hearing on an application for a conditional site plan approval for phase 1.

Chairman Kiefer appoints Kathleen Lara to be a voting member.

### **RNR MOBILE HOME**

Pittaluga Drive, Monticello, NY S/B/L: 12.-1-23.1  
Glenn Smith, Engineer  
Solomon Zwiebel, Partner  
David Fredrick, Partner

Mr. Smith – Will like to put a caretaker’s unit on the land and Richard McGoey had no issue with this. There is enough sewer compacity for the caretaker’s home and this is allowed in this Zoning. We are also looking for conditional final site plan approval with condition that the recreation fees of \$150,000 and the sinking fund fee for replacing the sewer plant are paid and then they can get approvals and permits. Chairman Kiefer – Did they pay the fee’s yet? Mr. Zwiebel – I have the checks. Michael Croissant – Is that is full? Mr. Zwiebel – I know at last week’s meeting we talked about the rec fees. We are starting phase 1 for 64 units and then stopping in the middle. We are not going to do phase 2 until phase 1 is completely done, and we would like to pay only half the fees for phase 1 since the fees are really for phase 2. The agreement we had with the Town last year was very gray, it could read either we pay all the fees at once or just for phase 1. Kathleen Lara – We make everyone do it this way. Mr. Zwiebel – I know that, I’m paying \$43,000 for the sewer plant and that sewer plant won’t be ready for 4 or 5 months and I’m paying for repairs from 15 to 20 years ago. I know it’s part of phase 1 but the rec fees are part of phase 2. Chairman Kiefer - As I understand Paula Kay want’s all the fees paid in full. Mr. Zwiebel – She said it was up to the board. Chairman Kiefer – She always say’s that but she sets the rule for the Board.

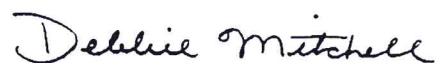
Mr. Smith – The totals are \$150,000 plus \$43,000. Mr. Zwiebel – Is there anything we can do about this? Kathleen Lara – We require everyone to pay the fee’s in full first. Chairman Kiefer - You knew this from the beginning. Mr. Zwiebel – I know I have to pay it but it’s for phase 2. Mr. Smith – The original developer’s agreement wasn’t broken down into phase 1 or phase 2.

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

A motion for a conditional site plan approval for phase 1 on the condition that all the fees are paid was made by Michael Croissant and seconded by Kathleen Lara  
3 in favor 0 opposed

A motion to close the meeting at 12:45 pm was made by Michael Croissant and seconded by Kathleen Lara  
3 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in cursive script that reads "Debbie Mitchell".

Debbie Mitchell  
Secretary  
Town of Thompson Planning Board