

# APPROVED

TOWN OF THOMPSON  
PLANNING BOARD  
Wednesday, August 11, 2021

IN ATTENDANCE:      Chairman, Matthew Sush      Michael Croissant  
                                 Arthur Knapp                      Paula Elaine Kay, Attorney  
                                 Michael Hoyt                      Matthew Sickler, Consulting Engineer  
                                 Kathleen Lara                      Helen Budrock, S. Planner Delaware Eng.

Chairman Sush called the meeting to order at 6:30 p.m.

A motion to approve the July 28, 2021 minutes was made by Kathleen Lara and seconded by Michael Hoyt  
5 in favor; 0 opposed

## **DISCUSSION ITEMS:**

### **EMERALD GREEN/LLM WATER COMP**

239 – 240 Lake Louise Marie Road, Rock Hill, NY S/B/L: 52.-1-2 / 52.-1-4  
Glenn Smith, Project Engineer

Glenn Smith – shared a site plan of the project. Emerald Green Water Company owns a large parcel of land. A lot line change to keep 2 lots and the larger lot will be sold to the Center for Discovery. The smaller lot will be retained by the water company with the house on it. An easement will be given to the water company. The water tank is a requirement of the Town for the Specialty hospital.

A public hearing is not required.

Both parcels have town water and sewer.

Chairman Sush – what will the smaller parcel be used for? Glenn Smith – it will be used as a right of way and has a driveway for the house.

Matt Sickler – one question that has come up is to clarify where the overflow for the tank is going to be directed. A general reference and basic details to be put on the site plan.

Chairman Sush – at one point you showed us plans for housing. Glenn Smith – that is off the table and not being discussed at this time.

## **ACTION ITEMS:**

**NICHOLAS GREEN**

298 Katrina Falls Road, Rock Hill, NY S/B/L: 51.-1-22  
Nicholas Green, Property Owner

Nicholas Green – described the project. Looking to build a 30' x 40' pole barn for private use.  
Michael Hoyt – is that replacing the existing garage? Nicholas Green – no it will be in addition to it.

The board has no questions or comments.

A motion for site plan approval for an oversized garage was made by Michael Hoyt and seconded by Art Knapp.  
5 in favor; 0 opposed

**JOYLAND PARK ESTATES**

130 Joyland Road, Monticello, NY S/B/L: 23.-2-15.1  
Tim Gottlieb, Project Engineer

Tim Gottlieb explained the project. They are seeking approval for some buildings that were constructed without permits. The current site plan has the variance dates shown on it.

The daycare building should be relabeled. The pavilion is really more for arts and crafts.

A motion for a minor modification to a previously approved site plan was made by Kathleen Lara and seconded by Art Knapp  
5 in favor, 0 opposed

**1283 OLD ROUTE 17, LLC**


1283 Old Route 17, Monticello, NY S/B/L: 1.-1-3  
Walter Garigliano, Attorney

Walter Garigliano – this property was left behind when the town changed the zoning for the factory next door. We are asking that the current zone from RR1/RR2 to CI.

A motion was made that the Planning Board recommends the zone change to the Town Board made by Michael Hoyt and seconded by Kathleen Lara.  
5 in favor; 0 opposed

A motion to adjourn the meeting was made by Kathleen Lara and seconded by Michael Hoyt.  
5 in favor; 0 opposed.

Respectfully submitted,

  
Heather Zangla  
Secretary

