

DRAFT

TOWN OF THOMPSON
PLANNING BOARD

June 12, 2024

IN ATTENDANCE: Kathleen Lara, Chairman
Arthur Knapp
Michael Hoyt
Michael Croissant
Jim Carnell, Building, Planning, & Zoning
Mike Messenger, Water and Sewer Superintendent
Shoshana Mitchell, Alternate
Christina Cellini, Alternate
Paula Elaine Kay, Attorney
Laura Eppers, Secretary

Chairman Lara brought the meeting to order at 7:00 pm with a pledge to the flag.

Chairman Lara appointed Shoshana Mitchell and Christina Cellini as alternating voting member for the meeting (starting with Shoshana Mitchell).

A motion to approve the April 10, 2024 minutes was made by Christina Cellini and second Michael Croissant.

All in favor, 0 opposed.

ACTION ITEMS:

AVID-CANDLEWOOD SUITES HOTEL

67 Cantrell Road, Monticello, NY
Larry Marshall, Project engineer
Abhi Patel, Applicant

Paula Kay was recused.

Larry Marshall – What we have here is a preliminary plan and per your request at the last meeting, we have incorporated some landscaping and lighting. We have also circulated Lead Agency and we have those mailing receipts. Chairman Lara – Our engineer is not here tonight, but he did take a look at everything and said he has no issues with declaring Lead Agency and scheduling a public hearing. So, unless you have something else to add, we can probably move right to that. Larry Marshall – I would just like to up date the Board on the SWPP. It has not yet been submitted as we are still finishing up on that, but the design and calculations are done. It is just a matter of physically writing the report and compiling the information. We feel the design that we have will meet all of the requirements and we will be able to prove that, but obviously your engineer will need to take a look and confirm that. We should be able to submit all of that shortly. Chairman Lara – That sounds great and if the Board doesn't have any questions, I think we are ready to proceed with the next steps.

No further questions or comments from the Board.

A motion to declare Lead Agency was made by Arthur Knapp and second by Shoshana Mitchell.

All in favor, 0 opposed.

A motion to schedule a public hearing for June 26, 2024 was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed.

Due to the small timeframe left to mail out the legal notice, the legal notice f was prepared prior to the meeting, in anticipation of the motion being granted, and was provided to the applicant at the time of the meeting. It was advised and the applicant understood that the legal notice needs to be certified mailed by Friday June, 14, 2024.

CONCORD FAIRWAYS

Concord Road, Monticello, NY

Henry Zabatta, Project representative

Henry Zabatta – We were here at the December 27, 2023 Planning Board meeting and you granted us a 6-month extension that was good till June 23, 2024. Subsequently, we now have a draft map, plan and report, submitted by the curtesy of the town engineer, but it hasn't been finalized yet; there are a lot of open items. Did you have a chance to talk to Matt about that yet? Chairman Lara – We did. He sent us his review comment stating that he provided a draft MPR for the water district to include this project and is in the process of exchanging more information with you. Henry Zabatta – Right. We have been going back and forth to try and figure out some of the options we have available, plus I need some more information so we can make some decisions. Chairman Lara – Okay. Do any Board members have any questions?

No further questions or comments from the Board.

A motion to approve a 6-month extension, to December 23, 2024, was made by Christina Cellini and second by Michael Croissant.

All in favor, 0 opposed.

Paula Kay added that if there is any further progress made prior to the new expiration date, that the applicant should come back and update the Board with that progress. The applicant understood and agreed to do so.

AVON PARK

Rock Hill Drive, Rock Hill, NY

George Duke, Project attorney

Christina Cellini was recused.

George Duke – As the Board may recall, in July of 2022 the Board approved the site plan and special use permit for this project. After that approval there was an article 78 filed challenging it, that got dismissed in February of 2023. Unfortunately, that decision has been appealed and has been fully briefed, so it is on appeal at the Appellant Department in the 3rd division and is scheduled for oral argument in September. So, everything is kind of bogged down in the litigation. The applicants want to move this project along and

start marketing, but unfortunately can't while it is pending litigation. With that being said, we are here tonight to respectfully request, pursuant to town code 250-51C(2) and 250-60D(7b), a 1-year extension of the site plan and special use permit.

Chairman Lara – Paula, are we allowed do a year? Paula Kay – Yes. Chairman Lara – Okay. George, do you know the date this was due to expire? George Duke – Yes, July 14, 2024. Chairman Lara – Okay, so the new expiration date will be a year from then. George Duke – And I don't know exactly how long this process will take, and maybe Paula has a better idea, but God willing, it won't be any longer than 6 months so we may not need the whole year. Paula Kay – I agree. Chairman Lara – Okay. Any questions from the Board?

No further questions or comments from the Board.

A motion to approve a 1-year extension for the site plan and special use permit, to July 14, 2025, was made by Arthur Knapp and second by Michael Croissant.
All in favor, 0 opposed.

BLACK BEAR

Rock Hill Drive, Rock Hill, NY
Glenn Smith, Project engineer

Glenn Smith – I am here for a modification to the plan the Board approved in December, which was an addition on the back of the existing building and two pole barns. This here is the plan that was approved and you can see there is about a 15-foot gap between the building and the first pole barn. There were going to be issues with that during the winter, so the gap was widened to about 35 feet. This resulted in the side yard setback being deficient, so Mr. Mapes went to the Zoning Board and got an area variance for that, I believe a month or two ago. I revised the site plan to show that change and the as built condition of the first pole barn. The second one has not been built yet and the addition to the main building is underway. With that we are back in front of you tonight seeking a modified approval for the shifted pole barn.

Michael Croissant – Did Bobby's tape measurer break? Glenn Smith – I think there was a misunderstanding of where the actual property line was, and I should mention that he also owns the property next door, so I thought he might just do a lot line change, but he went for the variance and got it.

No further questions or comments from the Board.

A motion to approve a minor modification to the previously approved site plan was made by Arthur Knapp and second by Michael Hoyt.
All in favor, 0 opposed.

DISCUSSION/POTENTIAL ACTION ITEMS **(as determined by the board):**

MONTICELLO MOTOR CLUB – MASTER PLAN
67 Cantrell Road, Monticello, NY

Barbara Garigliano, Project attorney

Kris Almskog, Project engineer

Barbara Garigliano – We were here about a month ago and we were discussing the master plan, which we now have multiple sheets on. For the most part, it is as what was presented to you when we were last here. This is not for approval; this is just for you to look at to see if we have giving you what you have asked for. This here is the whole dream from beginning to end.

Kris Almskog - I can give you a little more detail in what the full plan entails. The plan here tonight basically shows existing site conditions and the things that potentially could be built over the next couple of years. Those things are in blue and may be built over the next 10 to 15 years. The big additions could include a track on the south side of the road, housing for workers, a paddock building, a cart area, some condos, a hotel, a conference center, and the easterly 2-story units, which are being built. There will also be the waste water treatment facility over here and we will get more into that with our next discussion, but it will include a collection system and will replace the current sanitary system. Barbara Garigliano – Just for some clarification, when we were last here, one of the Board members raised a question in regards to there being units listed for rent on our website and thought that it may be for the garage lofts. I have since been to the lofts and they are not for overnight stay. There is a garage on the bottom and a living area upstairs with a kitchen and a bathroom, but it is certainly not accommodating for sleeping. What we rationalized, is that what used to be Serenity Gardens, and is now Monticello Motors Homes or whatever Mike Watkin's development is called, has some condos that are owned by MMC (Monticello Motor Club) and that is what is being advertised. That is a separate property from this and those condos are certainly not on the track property. I think you must have saw them on that website. Michael Croissant - I saw them on Facebook. Chairman Lara – And in his defense the video of the unit for rent did not show a bedroom, only an open space, so I think that is what lead us to think it may have been the lofts. Barbara Garigliano – There are only a couple lofts open and they are definitely not being advertised for rent. They are being advertised for day use for corporate events or things like that. These condos over here are not being advertised as they are not even built yet, so our conclusion is that it must be the condos over in the other project.

Chairman Lara – Before I turn it over to the Board, I am going to let Glenn speak on his review comments. Glenn Smith – I will just summarize. What I did, because every time I looked at the plan, I found something new, was just go through the whole plan and made two lists of comments; one for the 5-year plan and one for the 20-year plan. Some of the stuff being proposed and listed is part of the 5-year plan, which was part of the original approval back in 2013, and they have just made some minor changes. Such as adding or removing a unit or shifting the placement of a building. So, a lot of the 2013 approval is also being picked up on this plan. But from a SEQR standpoint, you have to take a look at the whole master plan and pretty much expand on the studies that were done. There was a pretty extensive traffic study done back in 2013, but if the 110-room hotel goes up, that will affect that study, so that will have to be expanded on. There was also a noise study done back in 2013 that will need to be looked at again. There were two consultants for that, but again, with there being a proposed track on the south side of Cantrell Road, it will be paved now and there will be different types of vehicles. There may be more noise or maybe less, but either way that should be picked up in the noise study. The sewer is being addressed with the sewer plant. Everything that was approved back in 2013, in phase I, were facilities that didn't need a sewer plant because there was no waste. But now there is a need for on and that is underway. A SPDES permit is being acquired and the plans have been submitted to the DEC for their review. As for water, there is now a need for a more extensive water system. It is public water supply and the DOH will now need to get involved. They are not reinventing the wheel; they are just expanding on what was approved several years ago. Chairman Lara –

My main question to Glenn was about the new sewer system and he said they are expandable, so that is good to know. Even though what is being proposed now is not big enough for everything on the full plan, it can be expanded in the future. Glenn Smith – It is a Modulair, so it can be expanded, with DOH approval of course, but it is pretty common. Barbara Garigliano – I think it is important to note that even though the map is laid out as a 5-year plan and a 20-year plan, that's not really how it will be built. It will be built by what the public wants. So, if all of a sudden there is a demand for the condominiums, they will be built. If there is a demand for a convention center, that will take priority. We don't know for sure, but we laid it all out because you asked to see all potential construction. What we do know for sure, and is the next item on the agenda, is that we are building the sewer plant next. We are here tonight to give the Board an update on the full master plan and show that we are committed. Chairman Lara – I would like to know what is on this master plan that was previously approved. I don't want to say that those are things we don't have to worry about, but they are things that we don't have to put our focus on because they were reviewed and approved 20 years ago. Obviously, we will look into them again, but I would like to see and be able to know the difference between what has previously been approved and what is only being proposed now. Barbara Garigliano – Quick question for Paula; in 2013 we had the resolution for the modified site plan approval and it's like 15 pages long and lists every map and every study that was done, where can we find those maps? Are they easily assessable in the Town? Glenn Smith – I probably have some. Barbara Garigliano – I know I do in my office, but I also know I have about 250 files, so if it is easier to locate them in the Town, then I would look to the Town. If not, I can hire somebody or have one of my staff go through my files. Paula Kay – We know it is not online because the approval was before that, but it might have been sent out to be archived. Jim Carnell – No. Paula Kay – So, do you have them somewhere? Jim Carnell – Yes. I have a drawer full. Barbara Garigliano – I can send you a copy of that approval and like I said, it lists everything, even the dates of the studies. Jim Carnell – Logan and Eric know where it is. It is a whole drawer in chronological order all the way back to the original applications. Paula Kay – Barbara, maybe you or somebody should come in and go through everything to see what you want or need. Barbara Garigliano – I think that is a great idea. Perfect. Thank you.

Chairman Lara – I have some more questions, but before I go, do any other members have any questions? Paula Kay – Just to reiterate what Barbara said earlier, this is just a wish list. It is a master plan that the Board asked for, so it doesn't mean that all of these things will happen, but it gives the Board something to look at when and if they come in with an actual application. Chairman Lara – Right and I know the Board appreciates this because it is frustrating when a project is presented in pieces and this way, we can see the bigger picture all at once. I know that this was a big undertaking for your client and we are very grateful for that.

Chairman Lara – Our Planner is recused from this project, but I think we can all agree that it is not a problem because Glenn has been involved with this from day one. But as for SEQR, I believe Glenn mentioned that because we have to look at the whole project together, we will need an updated EIS. I know this is not solid yet, so I am not asking you to do that now, but it is something that will have to be done in the future. Glenn Smith – There was an EAF, parts 1, 2 and 3, done, but never an EIS. Paula Kay – Right, there was a long form done. Glenn Smith – I sent you a lot of that today and it was pretty extensive. Chairman Lara – Your email was a little overwhelming just because there was so much information there. Glenn Smith – Sorry. Chairman Lara – No, it was appreciated, just a lot to read.

Chairman Lara – Any other questions before we move onto the sewer plant? Christina Cellini – Noise is still an issue. I have been over there to hear it and sometimes the neighbors can't even open their windows without hearing the buzz of the existing track. So, if there is a new track going in, is there any intension of putting some noise barriers around it? Barbara Garigliano – Again, there will have to be another noise

study done and we acknowledge that. Right now, the track that you are talking about, actually exists. It has been used more as an off-wheel road for kind of a testing course. So, when you have a big surface like this, it will be treated like it was an actual race track. And like Paula and Glenn said, we will have to do a new noise study so it will be included in that. Chairman Lara – To add to that Christina, I did ask Glenn about that because someone mentioned that they could possibly put up some walls, but walls won't help with the sound. We also have to remember that this was an airport and the planes that landed and took off were also very loud. I hear the car noises and it doesn't bother me, but I know it may bother other people. I'm just saying that the cars are far less loud than the airplanes were. Even though that may be the case, when they do a new noise study, maybe they can put up more screening like they currently have around the track. I know it would prevent all of the noise, but it will at least help minimize it. Christina Cellini – Okay.

No further questions or comments from the Board.

MONTICELLO MOTOR CLUB – SEWER PLANT

67 Cantrell Road, Monticello, NY

Barbara Garigliano, Project attorney

Kris Almskog, Project engineer

Barbara Garigliano – This portion of the project we did submit an application for. Chairman Lara – Right. Kris Almskog – To prepare for some of the growth and the sewer it will require, and even to treat the existing water treatment that we have on site, we are proposing a waste water treatment plant. It will basically treat up to 15,000 gallons per day and right now we only have a need for about 7,000 gallons per day. It will be located in the southwest corner of the property and it will discharge over to Black Brook. The DEC has been kind of notified and the SPDES permit is going through the process. We have submitted a preliminary design so you can see what the system and its out flow will look like. There will be two pump stations; one over in this vicinity and one over here. They will be gravity feed and will pump to the sewer treatment plant and its pretty extensive collection system. Other than that, there are two holding tanks and sanitary systems, that once the plant is up and running, will be taken out of service. And that is the overall gist of the water treatment system.

Chairman Lara – Glenn? Glenn Smith - There is still a lot to go through obviously and we will need their DEC approval and a public hearing somewhere along the line. Black Brook is a class B trout stream that goes through Forestburgh, so I'm sure we will hear from them in regards to that. One thing I did have a question on is that you show a collection line going up Cantrell Road, down past Rupp Road, that comes from your main entrance into the Motor Club, is that intended to pick up anything else in the future? Barbara Garigliano – There are actually 11 tax parcels included in this. Glenn Smith – So that can pick up those too. Barbara Garigliano – Right. It is actually going to be a sewer district. Glenn Smith – Okay and all of those parcels will be in that district? Barbara Garigliano – Correct. We had those parcels identified on, I believe, this application and the sewer district application. Glenn Smith - In the map, plan, and report and the exhibit. Barbara Garigliano – Correct and it listed all 11 parcels. Chairman Lara – Okay.

Chairman Lara – As you know from our previous discussion that my biggest question was if the plant would be expandable, and it will be, so I think that is fantastic. I don't think we are ready for a public hearing yet, so I will open it up to the Board members for questions.

No questions or comments from the Board.

Chairman Lara – These are the things that we usually let our engineer review mostly as this is his area of expertise. Paula, do you have any questions? Paula Kay – I don't, but I did happen to see that Mike Messenger signed on, so maybe he has some questions or comments? Mike Messenger – Not yet. I have had a few conversations with Mike and Delaware Engineering, but this is still early on. Chairman Lara – Thanks, Mike. And if you guys could, keep him in the email chain. Our expert is Glenn, but Mike is our Water and Sewer superintendent and is our boots on the ground, so we would appreciate if you could keep him included. Barbara Garigliano – No problem.

Barbara Garigliano – We were hoping that the Board would declare themselves as Lead Agency tonight, so that we can at least start getting the notices out on that and start the process. Glenn Smith – Is it necessary to circulate new lead agency as this is part of the whole project? Paula Kay – I think that we should do it, just to make it clear on this. Chairman Lara – So, do we declare our intent and everything? Barbara Garigliano – Maybe your intent to continue to serve as Lead Agency? Paula Kay – That would be fine. Glenn Smith – Will you notify all of the involved agencies again? Barbara Garigliano – Yes, but not as if this was brand new, but something that is continuing. Chairman Lara – Okay. Barbara Garigliano – And then can we be put on the soonest meeting that allows for the 30 days? Paula Kay – I think that would be the second meeting in July, which is the 24th. Barbara Garigliano – Okay. Glenn Smith – Will you be submitting anything new for that meeting? Barbara Garigliano – No, it would just be to declare Lead Agency. Could we join via Zoom for that? Chairman Lara – We are trying to get away from that as sometimes there are technical problems and the applicant doesn't get to be heard, so we ask that the applicant come in person. Barbara Garigliano – Okay. Understandable. It won't be me, but I will get someone to cover.

A motion to declare the intent to continue to serve as Lead Agency was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed.

NORMAN GOLD – 25 SAW MILL LLC

68 Rock Hill Drive, Rock Hill, NY

Glenn Smith, Project engineer

Michael Croissant was recused.

Glenn Smith – This is the property is located on the dead-end side of Rock Hill Drive, for reference, Deb-El is over here. Norman Gold, the owner of the property, contacted me about this a few months ago and we had a survey done of the property. It is about 3.5 acres of property that is located between Route 17 and Rock Hill Drive; Route 17 runs down the back of the property. I have just recently been hired to get involved with this, but it is my understanding that there has been issues with the boats store on this property for years and years now and the owner is currently in court for that. The two main issues that I am aware of is the repair shop building that was built without a permit and the need for a site plan of the property to see everything that is going on there. If you look at the siter plan, you will see that there is a

house that encroaches into the 100 foot right of way, because this is the old Newburgh Cocheton Turnpike, but that house has been there for 40 or 50 years. The right of way is in the front of the property and goes way back into the property from the travel way. So, the house is there and then there is this repair shop that I guess was constructed a couple years ago that is also in the setback and will need a 3-foot area variance from The Zoning Board. In addition to those, there is a box trailer that sits here that is half in and half out of the property. If they are going to keep it, they can move that back so that it is completely on the property. There is also an office trailer that sits in the front yard setback that will need to be moved back as well or ask for an area variance too. So, when they go to the Zoning Board to ask for a variance for the shop, they may or may not ask for one for the office. The surveyor kind of located where the limits of the boat storage is and the yellow colored on the map, is that storage and other storage, from what I can tell looking at the aerial photo. You can see it goes well over the back property line and encroaches onto the DOT's property. All of that will be cleaned up and removed from the DOT side. The rest of the storage is mostly on the easterly side of the property. I walked it a week or so ago and there are some boats and little campers back there. Also, some water gear and mechanical equipment; mostly marina related stuff. And as you may all know, there are a lot of boats stored along the road frontage here. Like I said Mr. Gold is currently in court for this and one of the requirements is that he get a site plan prepared and approved. So, we are here tonight to present this to the Board and see what you would like us to do next.

Chairman Lara – Before I turn this over to the Board, I had a discussion with the Jim and his department and Paula prior to the meeting, and we agreed that if we decide to send this to the ZBA tonight, we would still want you to come back to the next meeting to show us some serious improvement. If there isn't serious improvement, we may elect to pull this back from the ZBA and wait for everything to be done first. Glenn Smith – Understood, but can you define serious improvement. Chairman Lara – I would say for a start, he needs to get rid of the campers that are not supposed to be there. Michael Hoyt – Is that the one he is claiming is an office trailer? Chairman Lara – No, there are others. Jim Carnell – It was a camper at one point and I honestly don't know if it is a work camper now, but we have on file that people were living in it. Glenn Smith – It is my understanding that they are out of there now and it was family staying in there. Jim Carnell – There were a few different family members utilizing the property, not including the house. Michael Hoyt – Listen, there is a lot of stuff there. I have pulled up an aerial image of the property, but I know it is worse than it appears from this view. Christina Cellini – I pulled up an image on Google Earth from 2016 and it looks like it has gotten progressively worse over time. Glenn Smith – I have some photos I took yesterday of the property here with me tonight. Chairman Lara – Okay, let's see them. Jim Carnell – So, I would point out that typically if you are boat storage, and some of the boats are wrapped for storage like most storage places do, but a lot of them are not. Most of the items that are not wrapped are either salvaged or junk or some sort of debris. There are boats there that have not been moved in the last 9 years that I have been back with the Town. So, I am assuming that they are not being serviced or repaired. I think they need to truly define what their operation is, whether they are going to be a boat repair shop, a storage yard, or a salvage yard, because that is going to be key to this Board. To me it really resembles more of a salvage yard and I think that when this gets a little further along, the Board may want to consider some screening. Chairman Lara – Our town engineer concurs. Michael Hoyt – And I think they will need to screen more than just one side because you can also see it from Route 17. Chairman Lara – Agreed. Jim Carnell – Obviously around the time of the year we are at now, the trees are green and plusher, but when the leaves fall, it is considerably more noticeable. Chairman Lara – Okay, so once we can figure out what the use of the property is going to be, we will have a better understanding on everything we need to look at. If it is truly a shop doing repairs, we are going to have to get into the storage of oil and things like that. So, the quicker we can get an identity the better for everyone. Logan Morey – Right, we definitely need to know what the property is being used for. Also, the site plan that was previously approved when it was Andy Concourse, showed that there was supposed to be fencing so that any boats

stored in the back wouldn't be seen from Rock Hill Drive. With the exception of the boats he was allotted to have in the front, which I think was 12 or so, but I don't remember the exact number off the top of my head. And the purpose of that was to limit the number of boats that was aloud to be outside of the fence. Chairman Lara – You mean in the front of the property? Logan Morey – Right. So, if they are doing boat sales, it would limit the number of boats on the road side of the fence. Chairman Lara – That's fair. So, if he decides he is going to be boat sales, that is a condition we will probably want to make.

Michael Hoyt – My question is why to they want to keep that garage so close to the road? A lot of that work is being done right out in the road, so don't they want to move it back for space? Chairman Lara – Are you saying that they are working on the boats in the road? Michael Hoyt – Yes. Jim Carnell – In the town road. Glenn Smith – Well the road right of way there is probably about 60 to 70 feet back from the travel way of the road. Chairman Lara – Oh, okay. Glenn Smith – But you are right, a lot of the work being done now is in that right of way. They weren't aware of that until they surveyed it about a month or so ago. Chairman Lara – I think it would help to go a long way with the Zoning Board if they can see that they have moved the work space out of that area prior to going in front of them. Glenn Smith – Right and you can't work in a right of way, so they are going to have to change that. Michael Hoyt – They are in business to make money, however there are some big boats there that are not the normal boats we are used to around here. Jim Carnell – And some of them are registered to be 10 years old.

Chairman Lara – Obviously he cannot clean up the entire site by our next meeting, but in my option, I would say that he should get the stuff off of the DOT's property there along Route 17, come up with a plan or maybe a timeline on how they are going to clean up the site, and this board is going to want to see defined area of where things are going to be stored on the property. Kind of like we did for project that has a site on Katina Falls Road. I think that would be very helpful to us and the Building Department. Paula Kay – You have asked that of a lot of applicants in the past and even asked them to note limits of how many of a certain item there will be. As Jim mentioned, this is in court and has been in and out of court for many years, so I think that we are grateful that Mr. Gold has taken this over. I am sure that he will correct the situation now that he is in control of it. But I do think that it is important to have some kind of limitations listed on the plan and just like you have done with other applicants, that will be a realistic number that works for the property/business owner. Chairman Lara – Paula, as these are not vehicles, would we go by lot coverage, instead of a number of items? Jim, would that make it hard for enforcement? Jim Carnell – I think that if they just designated certain areas with some limitation on it and if it's storage, show some sort of screening for it. What will be indoor storage and what will be outdoor storage. Chairman Lara – And if they are going to store boat over the winter, we are going to want to know there is a designated spot for that and a maximum number of boats that can be stored there. Jim Carnell – Also, I know you show some sort of a path here, but there is very little improvement done and it is just a dirt path to the back of the property. Chairman Lara – Okay.

Logan Morey – I noticed the site plan doesn't show any place for garbage and from my experience with other boat storage sites, there is a lot of garbage when the boats get unwrapped. Michael Hoyt – And looking at the aerial view here, it looks like there is a lot of plastic wrap piled up on the site. Kind of towards the Route 17 side. Chairman Lara – Okay, so that is something we are going to want to see going forward, if that is the route they are looking to go. Logan Morey – And what about signage? Will there be any free-standing signs and where will they put them? Chairman Lara – Good point and we will also want to see that.

Michael Hoyt – If they are doing repairs, will there be boats idling for any period of time? I know there's no

water there, but I'm sure they will have to start them. Glenn Smith – Are you concerned about noise? Michael Hoyt – Yes, but I know there is some kind of contraption they put on motor boats to help with that. Chairman Lara – I think they are called earmuffs and I guess if they are going to be a repair shop, that is something they may want to look into as well. And to keep that within the fenced area so as to not disturb the neighbors.

Christina Cellini – Do we know the condition of Rock Hill Drive in front of this property? Was there any damage done to the road? Glenn Smith – There is very little traffic down that way, but I don't think they caused any damage to the road because they were mostly in the right of way. Paula Kay – Right. Christina Cellini – Okay. Michael Hoyt – As you know we are trying to get that section of the road cleaned up. Glenn Smith – I know and like Paula said, Mr. Gold does want to get this clean up or at least that is what he expressed to me. I don't think he is going to put up any fight with what the Board wants. But just to be clear, the immediate goal here is to get some stuff cleaned up on the property before getting a referral to the ZBA? Chairman Lara – That depends. Is your client ready to go to the ZBA? Glen Smith – I will find out from him. Paula Kay – I think the goal here tonight was to have this Board do a denial, so that you can get in front of the ZBA. So, maybe you can get your denial tonight, that way you can meet the deadline for the ZBA, and then come back to the next meeting to give this Board an update on the progress made with clean up. At that time this Board can decide if enough has been done to allow this to stay on the ZBA agenda. Chairman Lara – That would obviously help this project to stay moving forward. How does the rest of the Board feel? Christina Cellini – I would like to see some pictures. Jim Carnell – I have some pictures of the current conditions and I can go out and take some more a day or so prior to the next meeting. Chairman Lara – Okay. That would be great.

No further questions or comments from the Board.

A motion to deny and refer this project to the Zoning Board of Appeals, subject to the applicant coming back to the next meeting to show marketed improvement, was made by Shoshana Mitchell and second by Michael Hoyt.

All in favor, 0 opposed.

A motion to close the meeting was made by Christina Cellini and second by Arthur Knapp.

All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT