

APPROVED

TOWN OF THOMPSON
PLANNING BOARD

July 10, 2024

IN ATTENDANCE: Kathleen Lara, Chairman
Arthur Knapp
Kristinn Boyd
Michael Hoyt
Matthew Sickler, Consulting Engineer
James Carnell, Building, Planning, & Zoning
Shoshana Mitchell, Alternate
Steve Vegliante, Consulting Attorney
Laura Eppers, Secretary
Helen Budrock, Consulting Planner

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

A motion to approve both the May 8, 2024 and May 22, 2024 minutes was made by Arthur Knapp and second by Michael Hoyt.

All in favor, 0 opposed.

Chairman Lara appointed Shoshana Mitchell as voting member for tonight's meeting.

ACTION ITEMS:

The representative for the Allen Kesten – 1 Shroeder St. project was not in attendance at the time the project was called. The Board agreed to make a motion to take the agenda out of order and call the project again at the end of the meeting.

A motion to take the agenda out of order was made by Kristin Boyd and second by Shoshana Mitchell. All in favor, 0 opposed.

WEISS REALTY

49 Kroeger Road, Bridgeville, NY
John O'Rourke, Project engineer

John O'Rourke – We are here tonight to request a 6-month extension as we are still waiting on the DEC for the septic system design, even though it has been 6 months and they only have 45 days to approve it. We would also like to update the Board while we are here. We are currently under contract with a company out in California. They are a furniture manufacturer and they want to use this as a warehouse. We are also under contract to purchase the property across the street. If you remember, it was also under review for a

different proposed warehouse. Chairman Lara – I remember and I remember that they did not want to play nice and share their driveway with you. John O'Rourke – Right and now we will be able to coordinate the two. However, the owner will be going with Engineering Properties for that project, as that is who started the process for that warehouse, and we have no issue with that. So, they should probably be approaching you with that in the next month or so. And like I mentioned, they are going to coordinate on the entrances as well as potentially share the water tower that is proposed to be on this property. There is no need to have two.

Chairman Lara – What about the neighbor with the well on this property? John O'Rourke – We were not able to get the property we needed from him, so I believe Mr. Weiss' attorney is looking into how to get his well off of this property. But because he is now purchasing the property on the other side of the street, which has some road frontage, we will be able to do the road widening without the neighbor's frontage. Chairman Lara – That's awesome.

No more questions or comments from the Board.

Chairman Lara – Helen, do we need to do anything besides the 6-month extension? Helen Budrock – This is also a special use permit, so that will have to be extended as well.

A motion to approve a 6-month extension on both the site plan approval and the special use permit, until February 9, 2025, was made by Michael Hoyt and second by Arthur Knapp. All in favor, 0 opposed.

CATSKILL HATZALAH

Fraser Road & Anawana Lake Road, Kiamesha Lake, NY
Glenn Smith, Project engineer

Glenn Smith – We were here at the last meeting for our public hearing. There were no public comments so the hearing was closed and pretty much nothing has changed since then. Matt had some comments which we responded to. Those were in regards to things like the septic system and the sight distance, so we added that information to the plan. There is plenty of sight distance and nothing else of concern, so we are here tonight in hopes of getting approval.

Chairman Lara – Matt, do have anything to add? Matt Sickler – No. The revised plans that Glenn provided addressed all of my comments, so I do not have anything further.

No further questions or comments from the Board.

Chairman Lara – Helen, do we need to do a NEG DEC on this? Helen Budrock – You should as it is an unlisted action. Chairman Lara – Okay and this is also a special use permit and we usually ask the applicant to come back in a year with an update. Steve, do we need to make a condition for that? Steve Vegliante – Yes.

A motion for a NEG DEC was made by Arthur Knapp and second by Kristin Boyd.

All in favor, 0 opposed.

A motion to approve both the site plan and the special use permit, subject to the project returning in 1 year for an update, was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed.

LEFKOWITZ BUNGALOWS

177 Old Route 17, Monticello, NY

Joel Kohn, Project representative

Joel Kohn – We back in front of the Board tonight to get formal approval for the use of temporary tents again for the 2024 season. Last year the Board approved a total of 4,400 sq. ft. and this year, there will be a total of 5,650 sq. ft. We have updated the site plan to show that and the location of them. This will hopefully be the last year that they will have to use them as we expect to be back in front of the Board in a few months with a full master plan that we can work on for approval.

Chairman Lara – Obviously the Board would prefer to see you build because we don't like temporary things, so I just want to make it clear for the record that this is just a temporary approval and is not a blanket approval for seasons to come. Joel Kohn – Understood and the building should be built by next summer. Also, we did post a bond last year for the tents, which will remain in place for this year as well, and had no issues with removal of the tents at the end of last season. There will not be any issues at the end of this summer either.

Matt Sickler – It is a continuation of the same use as last year, right? Joel Kohn – Yes, for the shul and the classrooms.

Michael Hoyt – This is a permitted use in the zone, right? Jim Carnell – Yes. The reason we asked them to come back is because you have been working really hard on the site plan and we wanted to make it clear that there will additional square footage this year. Chairman Lara – Okay and Joel, what will the maximum square footage be? Joel Kohn – 5,650 sq. ft. Kristin Boyd – And there is no need to increase the amount of the bond with that? Jim Carnell – No. Chairman Lara – Okay, now we just need to talk about a date they can be removed by. Joel Kohn – The end of September should give them plenty of time.

No further questions or comments from the Board.

Chairman Lara – Helen, does this need a NEG DEC? Helen Budrock – No.

A motion to approve a minor modification to the previously approved site plan to allow the use of temporary tents for the 2024 summer season with a maximum of 5,560 sq. ft., subject to removal by September 30, 2024 and the previous bond staying in place, was made by Michael Hoyt and second by Shoshana Mitchell.

All in favor, 0 opposed.

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

SACKETT LAKE LP

State Route 42 & Sackett Lake Road, Monticello, NY

Joel Kohn, Project representative

Rabbi Schartz, Applicant

Joel Kohn – We are here to update the Board, as we are hopefully getting closer to approval. We are aiming for preliminary approval by August or September. We wanted to touch base on everything and see what the Planning Board or their consultants would like to see done before we come back for that. There is a site plan that has been substantially completed and a preliminary 239 review was done, prior to the PUD being created. This will have to go back to the County for a formal 239 review, which we were hoping we could get a motion for tonight. The long form EAF is in the process of being updated using the new site plan information and will be included in our next submission. That should be sometime next week and should be part of what gets submitted to the County, so maybe you should wait on that before you submit. The one question I do have, is who is going to prepare parts II and III? Helen Budrock – I can prepare part II. Joel Kohn – Okay, so once I have the full EAF, I will send it to you and you can let me know if you have any questions. Helen Budrock – I am wondering, for the Board and/or SEQR, if we should recirculate the Lead Agency notices? We have done this in the past when there has been a long time elapsed between the original EAF and the updated EAF and even though this is an Unlisted action, it is only one unit short of the Type I threshold. I don't think it needs to be a new notice, but just something stating that the Board is reaffirming their Lead Agency status from 2021. Chairman Lara – I agree and Jim and I were just having a conversation about protecting applicants and that can't hurt. It won't affect the timeline because we have to send this for a 239 review anyways and it will just secure the application that much more. Helen Budrock – Okay and is the Board okay with Joel and I coordinating with Laura to get this done, so that he doesn't have to come back in two weeks? Chairman Lara – I think that would be fine as long as the rest of the Board and Joel are okay with that. Joel Kohn – That is fine and the other thing we need to touch on is the traffic study. We had the traffic engineer update the traffic study as it has been around three years. The updated study will have new counts and also will account for the new DOT software. As Sackett Lake Road is a county road, DOT will also want to see the updated traffic study, so we will submit it to them as soon as it is done, which will hopefully be sometime next week. The original traffic study was reviewed by your previous consultant, CHA, and we have responded to those comments. I don't know if the Board feels there is a need to have the updated study reviewed by your own traffic engineer, as I know you are having an issue obtaining a new one, and it would just hold this up. Michael Hoyt – I think the updated study should be reviewed by our new consultant, even if it is not in detail. Chairman Lara – I agree. Just a cursory glance and we will be voting on a new traffic engineer tonight, so that issue will be addressed tonight. Steve Vegliante – I'm just curious, who is your traffic engineer? Is it still Steve Maffia? Joel Kohn – Yes. Steve Vegliante – Okay. I just wanted to make sure before the Board votes on a new engineer tonight so that we don't start out with a conflict. Helen Budrock – Did they do new counts or did they just update it with the new growth projection? Joel Kohn – No new counts because nothing has changed with that. Helen Budrock – Okay because there are no new proposed projects. Chairman Lara – I would like to just point out that the DOT is going to look at the updated study and you know they are going to beat this to death, so I feel so bad directing our new consultant to just do a quick review. Plus, our previous consultant already did a

thorough review and those comments have been addressed. Helen Budrock – Right and we should also give the new consultant a copy of those comments so that they are aware of what has already been discussed and addressed. Joel Kohn – Okay and I believe that is all on the Google Drive. Helen Budrock – It is. Joel Kohn – Also, the SWPP is currently being worked on and once that has been completed, it will be submitted to the Town for review. Matt Sickler – What is the status of well drilling and water supply? Because we are going to need that to be in pretty good shape before we can consider any action with SEQR. Helen Budrock – Correct and the other part of that is that the Board said they wanted to engage their own hydrogeologist to review whatever studies you have. Joel Kohn – Okay, so you want another hydrogeologist review, aside from the one the DOH will do? Helen Budrock – That is what is on the record. Joel Kohn – Is that really needed? The DOH is kind of reviewing it pretty hard. Michael Hoyt – Then we will have our guy look at it lightly. Jim Carnell – Since we are on the subject, we did have 4 or 5 residents, across the street, complain over the last couple of weeks that their water had gotten brown. I believe there were 5 residents and I believe they are all in a row right there on Sackett Lake Road by Osbourn. I don't know if they were doing any test wells or any draw downs at the time. However, someone did call in today to let us know that both their water, as well as one of the neighbors, has gotten better since then. So, I don't know if it was due to the increased use when the colony opened up a few weeks ago or possibly some testing. I did try to call Rabbi Schwartz but was not able to speak to him. Joel Kohn – Nothing has been done on the site as far as pump testing over the past couple of weeks. Nothing has been done since last summer. Jim Carnell – That's what I thought, but wanted to make sure. Joel Kohn – We don't have the final pump test report from the hydrogeologist yet, but we should get it by next week as well. Then you can certainly submit it. Chairman Lara – Please because we don't want anything to come of this. Joel Kohn – I get it and we want the neighbors to be comfortable. Helen Budrock – I think there were only a few public hearing comments and they were mostly in regards to the water. Joel Kohn – Right. There were 3 or 4 people in the public that expressed concerns about the water. Kristin Boyd – I believe there was also mention that if there was extension of the city lines, that they would have an appetite to connect too. Helen Budrock – I don't remember for sure, but I don't think there is any public water there. Joel Kohn - There's not. Chairman Lara – I think you are thinking about the project on Cold Springs Road. Kristin Boyd – That is possible and makes sense. Matt Sickler – I just wanted to mention that some times high temperatures can affect the coloring of the water, especially if there is already iron in it. Chairman Lara – Okay. We already have a hydrogeologist and made a motion to engage them, so once we get the final report, we can forward it on.

Chairman Lara – Before we vote on anything, I know Helen had some extensive comments. Helen Budrock – So, there were 4 major points in my memo and I think we already hit 3 out of the 4. One was SEQR and the need for an updated EAF and possible recirculation. The second one was in regards to the cul-de-sacs and fire access, which there is now a letter on the Drive from the fire department stating they are okay with everything. Joel Kohn – There are now road connections between all of the cul-de-sacs. Helen Budrock – Hydrogeology was the third one, so that leave the common open space. If you guys remember there was previous discussion about open space and I know in the plans that have been submitted, which was just a sketch plan at the time, didn't show any tables for zoning compliance. I know there is a foot note that says that it will adhere to the PUD regulations that were adopted by the Town Board, but there should be a zoning compliance table on there as part of the official plan set. And even though it is not part of the PUD language that the Town adopted, overall, in the zoning, any planned unit development needs to have 35% of open space. In the code it states “the common open space must include land having significant ecological esthetic and recreational characteristics” and we previously discussed if the storm water management facilities could be considered as common open space. As those are not being preserved in their natural state, I believe the Board did not like the idea and the applicant was going to go back and recalculate after removing those ponds from the original calculations. They are not usable open space and

they are not left in their natural state, so it is just one of those outstanding items that needs to be addressed somehow. Joel Kohn – I think I remember now and I will have them removed from the calculations. However, we do have more open space that was not included before, so we should have the percentage needed. Once we know the exact size of the ponds, we can get that recalculated and updated. Helen Budrock – In addition to my memo I just wanted to touch on the landscaping plan that was submitted. It shows some plantings along the road and speaking personally, and I think the Board will agree, it would be nice to also see some internal landscaping. Joel Kohn – You mean some trees? Helen Budrock – Yes and it should be added to the plan.

Joel Kohn – Also, I'm not sure if you noticed or not, but there are now walkways throughout the entire project. Now there is real walkability around the entire site. Chairman Lara – That is really a great thing. It is scary to think of people walking along Sacket Lake Road and then onto Route 42. Helen Budrock – And if I remember right, there is also going to be a connection between this property and the Ichud property, right? Joel Kohn – That is correct. Matt Sickler – And to the market? Joel Kohn – Yes. Chairman Lara – This project has come a long way.

No further questions or comments from the Board.

A motion to refer this project back to the County for a new 239 review was made by Arthur Knapp and second by Michael Hoyt.

All in favor, 0 opposed.

A motion to reaffirm Lead Agency status, originally declared on October 27, 2021, was made by Michael Hoyt and second by Shoshana Mitchell.

All in favor, 0 opposed.

KITZ ROAD – PRESTIGE ENERGY

State Route 17B & Kitz Road, Monticello, NY
Glenn Smith, Project engineer

Glenn Smith – This is the property located on Kitz Road and 17B, right next to the ball field, and we were here back in December of last year to present this project to the Board. It is a 1.78-acre parcel in the Highway Commercial zone and the owner would like to develop it with two warehouses. Both warehouses will be will be 60' x 100' with an office in each. One will be used for the owner's own business, Prestige Energy, and the other will be used by Silverman's Plumbing & Heating, which he also owns because that was his father-in-law's business before he retired. On the plan that I have passed out and also submitted to Matt and the Town, you will see that storm water drainage system has been added. The system will collect all of the drainage water and send it to a forebay that then goes to an infiltration basin on the opposite side. There is not a lot of waste water flow; I think both are projected to have roughly 5 to 6 office workers per building. I think Silverman's is expecting to have an additional 8 or 9 field workers, but they will come in the morning, load up and then come back at the end of the day. There are septic system calculations on sheet 3. There will be 2 small septic systems because with all of the sand and gravel there, they won't need a large system. As for water supply, there will be a well for each building. Since we were last here, we did have a meeting between Corey Gips, the owner of this property, and the owner of the ball field, the

Mongaup Valley Fire Department. That was at the Board's request because a lot of people going to the ball games park on this property. Corey agreed to allow them to still use the property and added some parking, which you can see in here, for people to use. The ball games are typically at night, when employees are not at the warehouses, so it should not interfere with his businesses. Chairman Lara – That sounds like a win for both parties and it will help out a little bit with the parking there because it will now be defined. Glenn Smith – At the last meeting we spoke about getting some rendering, which I did submit. It kind of gives you an idea of what the buildings will look like. Chairman Lara – I'm just going to say that I know this is a commercial area, but anything they can do to make these as visually appealing as possible, would be greatly appreciated. Plus, it is the gateway to the Town from the Bethel side. Glenn Smith – I get what you are saying and I agree. We are showing some addition landscaping and there is some existing vegetation here between this part of the site and 17B, so you can't really see into it. I will see what I can do to get some better renderings. Chairman Lara – These are fine, maybe just some more architectural details or something. Helen Budrock – These are good business owners in the Town and we are not trying to put them out in any way, but it would be nice to see a full set of renderings. Glenn Smith – Okay. Another thing we previously discussed it that this will have to go for a 239 review. We have submitted a full set of plans, including lighting and landscaping plans, and believe that we are ready for referral. We also discussed a public hearing, so maybe we get that scheduled for an upcoming meeting.

Chairman Lara – Will there be any repairs done on-site? Glenn Smith – No. Chairman Lara – So, will it be storage for their supplies? Glenn Smith – Silverman's will store equipment and materials in theirs. It will be very similar to the building they currently have on Airport Road. The trucks will be stored there at night and used during the day. Pretty much the same thing goes for Prestige. Chairman Lara – Okay.

Kristin Boyd – I am sure most people call in when there is an emergency, but is there a possibility of there being any walk-ins? Glenn Smith – No. Like I said, it will be very similar to their existing building; just more storage space for them.

Helen Budrock – Is the billboard on-site owned by the applicant or is it rented? Glenn Smith – I'm not sure of that answer, but one side is advertisement for Prestige and the other side is for Silverman's, so I'm going to assume he owns it. But I will find out. Helen Budrock – Okay, because I was wondering if this was maybe an opportunity to have the billboard removed and maybe do some signage on the building instead, since this in a gateway. Something like what CES did will their All-Gas sign. Jim Carnell – I don't think the zoning allows for a property to do its own advertising, so I don't think the billboard is a permitted use. Steve Vegliante – I think it was an old billboard that previously existing and they just added re-covered them. Jim Carnell – I can re-confirm, but I'm pretty sure that is the way the code reads; they can't do their own onsite advertising. Helen Budrock – And like I said, it would be nice to clean up the area some. Glenn Smith – We can look into that and they might actually get more square footage with building mounted signs. Steve Vegliante – And maybe if the billboard comes down, the Town may want to put up a municipality sign. Helen Budrock – That would be nice.

Kristin Boyd – With the height of the buildings, will the lighting be able to be seen over the trees from 17B? Glenn Smith – It is all downward facing lighting and I have provided details for those on the lighting plan.

Chairman Lara – Matt, do you have anything to add? Matt Sickler – No. Now that we have the SWPP, I can we view that at the same time as the septic and grading plans. I will let the Board and Glenn know if I have any comments. Chairman Lara – Okay.

Chairman Lara – Helen, do you have anything else to add? Helen Budrock – Not really. We did classify this as an Unlisted action, so the Board has the option to do coordinated review. I think this is pretty straight forward and on the smallish side, so if you don't want to do coordinated view, you can declare yourselves as Lead Agency tonight and get that out of the way. Chairman Lara – Okay and what about the public hearing? Can we schedule that for the second meeting in August? That way it will give the County their 30 days for review. Laura Eppers – The first meeting in August isn't until the 14th, so there would be enough time if that meeting works better. Glenn Smith – I think we are okay with waiting until the second meeting. That way the County has time for their review and we may possibly have time to respond if they have any comments.

No further questions or comments from the Board.

A motion to serve as Lead Agency was made by Shoshana Mitchell and second by Arthur Knapp.
All in favor, 0 opposed.

A motion to refer this project to the County for a 239 review was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed.

A motion to schedule a public hearing for August 28, 2024 was made by Kristin Boyd and second by Shoshana Mitchell.
All in favor, 0 opposed.

LIBERTY UTILITIES CORP – LEGAL NOTICE

The Board agreed that there was no need to discuss the legal notice received as it did not pertain to the Town.

ALAN KESTEN – 1 SCHROEDER ST
1 Schroeder Street, Monticello, NY
Shmiel Breuer, Project representative

The representative for this project was still not in attendance when this project was called for the second time.

Shoshana Mitchell – Even though the applicant is not here, can I mention something? Chairman Lara – Sure. Shoshana Mitchell – I have witness on two separate occasions one of their trucks breaking down in the middle of Cold Spring Road while making a delivery. It was across a whole lane and half of the other lane. They also have pallets of stuff stored outside. Chairman Lara – I saw that too. Shoshana Mitchell – It is a lot of stuff. Matt Sickler – Also, looking at the loading dock orientation, I could not tell if they intend to back in off of the road or back kind of parallel to the building. The loading door faces the road and right

now if they back in, the truck is going to be in the road. Chairman Lara – Obviously, there are some issues here, so we are going to need them to come back to the next meeting.

With no more applications to be discussed the Board wanted to discuss and possibly vote on a new consulting traffic engineer tonight.

A motion to amend the agenda to discuss and possibly vote on a new Consulting Traffic Engineer, was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed.

The Board and Jim Carnell discussed the proposals received for potential traffic engineers and the possibility of hiring two companies in case there is any conflict with the applicant's engineer. Everyone agreed as long as both companies are amenable and decided it would be best to hire one company as the primary consultant and the other as the secondary, only to be used in case of any conflict. The Board asked Helen Budrock for her expert option after reviewing the choices and that was to hire Creighton Manning Engineering as the primary, as they are more experienced and seem to work more with municipalities than private developers so they would be less likely to have a conflict, and Colliers Engineering & Design as the secondary.

A motion to hire Creighton Manning as the primary Consulting Traffic Engineer and Colliers Engineering & Design as the secondary Consulting Traffic Engineer was made by Arthur Knapp and second by Michael Hoyt.
All in favor, 0 opposed.

The Board also discussed participants joining the meetings via Zoom and changing that procedure to allow live streaming only. Meaning, if someone wishes to attend the meeting and not participate, they may do so via Zoom, however, those who wish to present or participate, must come in person. The official meeting has always been the in-person meeting, but due to the pandemic, the Board extended the courtesy of allowing Zoom participation. The pandemic is now over and that courtesy will no longer be extended. When it comes to public hearings, any public that wishes to participate, has the option to join the in-person meeting to speak or send in written comment up to 4:30 on the day of the public hearing. Any comments received via written correspondence will be part of the public record. The Board also added that on a couple of different occasions now there have been technical difficulties preventing participants and applicants on Zoom from being heard, which is not fair to any involved parties. The Board agreed that as of August 1, 2024, the Town of Thompson Planning Board meeting will be the official, in-person meeting with the option to stream only. The language on both the legal notice and the bottom of the agenda will be updated to reflect such.

During the above discussion, the representative for the Alan Kesten – 1 Schroeder St project asked to join the meeting via Zoom. The Board agreed to let him join.

ALAN KESTEN – 1 SCHROEDER ST

1 Schroeder Street, Monticello, NY

Shmiel Breuer, Project representative

Shmiel Breuer – I submitted a modified site plan to widen the loading sock in front of the whole building. Chairman Lara – What is the reason for that? Shmiel Breuer – So that the trucks do not have to go in so far to get to the loading dock. They are asking to extend the dock to the edge of the building. Did you get the plan we submitted or should I share it with you now? Matt Sickler – I see we received a building plan, but I don't see a site plan showing where the trucks would go. Laura Eppers – It was submitted late this afternoon. Michael Hoyt – That's probably why no one saw it. It still needs to be reviewed so we are going to need time for that. Chairman Lara – Mr. Bruer, also, I wanted to let one of our board members tell you what she mentioned earlier in regards to this property. Go ahead Shoshana. Shoshana Mitchell – One of the trucks were stalled out in the middle of the road the other day and was blocking one and half lanes. They are no fully backing into the one loading dock and that is very dangerous. Especially in the morning when there are buses and people commuting to work. Shmiel Breuer – Which road? Shoshana Mitchell – Cold Spring Road. Also, when I drove by today, there are pallets lined up all along the driveway that exits onto Cold Spring Road. Matt Sickler – Are they trying to back into here? Shoshana Mitchell – Yes and it causes them to block the road. People have to drive on the other side of the road to go around. Shmiel Breuer – Wow. Chairman Lara – Unfortunately Mr. Bruer, because we didn't get the submission until late today, I think, and I am sure the other board members will agree, that we are going to need some time to review this, so maybe you can come back in two weeks. Especially in light of the traffic issue. Maybe you want to take another look at this and see if there is a better way for truck to load and unload. Shmiel Breuer – If I may share my screen and show the Board how it is currently proposed. Jim Carnell – You have the ability to share. Shmiel Breuer – Okay, so if you look at the plan, we are proposing that the trucks will back in off of Shroeder Road to the loading dock here. They should not be backing in off of Cold Spring Road because it is on the other side. There is no place for them to unload on that side. I can ask if they can put a gate over on that side, so that the trucks can only come in from Shroeder Road. Jim Carnell – Maybe you can work something out between now and the next meeting. I think some directional signs would be helpful. Chairman Lara – Okay. Steve Vegliante – Is that something we would have to get Rich Benjiman involved in? Jim Carnell – I don't think so, but I can send him the plan to take a look at. Just to make sure there is no interference with sight distance there. Matt Sickler – And maybe they can add something to the asphalt walk, where people will be walking in. Jim Carnell – Jim Carnell – Did you get all of that? Shmiel Breuer – You want us to add some no loading signs? Jim Carnell – You should probably just come in and meet with the building department so that we can take a look and agree where to put them. Shmiel Breuer – That is not a problem, but the building department said that we should make sure the planning board was okay with this first. Steve Vegliante – Essentially, you are going to meet with the building department and go over good locations for some signs and then come back and present that at the next meeting. I think once the building department is comfortable with it, that will go along way with this board. Michael Hoyt – We would also like you to be in person. We let you in as a curtesy tonight, but next week, you should be here in person. Shmiel Breuer – No problem. I will meet with the building department and come back in two weeks. Jim Carnell – And that should be as soon as possible so that you can meet the deadline next week. Shmiel Breuer – Okay. Chairman Lara – Thank you very much and we will see you then.

Due to the threat of potential litigation, the Board went into an executive session.

A motion to go into an executive session at 8:15 p.m. was made by Shoshana Mitchell and second by Kristin Boyd.

All in favor, 0 opposed.

A motion to close the executive session at 8:31 p.m. was made by Shoshana Mitchell and second by Arthur Knapp.

All in favor, 0 opposed.

A motion to close the meeting was made by Shoshana Mitchell and second by Arthur Knapp.

All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

DRAFT

DRAFT