

Wednesday, December 11, 2019

PUBLIC HEARING

Richards Wool – How many new faculty members are there going to be? Mr. Kohn - An addition 150 students and staff members. Mr. Wool – How many people and their families are you bringing onto this property? Mr. Kohn – It's noted on the site plan, there will be a maximum of 250 students and maximum of 354 staff with family. Mr. Wool – There will be more staff then children then? Mr. Kohn - 604 is the maximum. Michael Croissant – What is the total amount of people currently? Chairman Kiefer – It's less than 300 people. Mr. Wool - You brought in staff members and now your busing these

kids to other camps. You're basically setting up a bungalow colony for these people. Mr. Kohn – I would prefer to respond to this comment in writing.

Mr. Wool – Our concern is that the Board agreed on a small day camp and now it's becoming a full blown, 608 people coming in and out of this place. There is nothing but busses that come in and take the girls out of this facility. How many women campers are on this facility? Mr. Kohn - There are no women campers. Mr. Wool – Were do the women who live here go during the day? Mr. Kohn - All the kids of the family will go to different camps. Last year there was about 15 kids that got bused out, so if you double that I would say about Thirty kids will be bused out. Typically, children who are Twelve years old and older will not be living here. They will be at another camp for the summer. Younger than twelve will go to day camp here. Mr. Wool – How many buses? Mr. Kohn – Last year it was stated on the site plan for a maximum of three buses and this year we are showing a maximum of six buses. Mr. Wool – Your bringing in family's and busing these kids out. Mr. Kohn – There is a minimal amount of kids being bused out. Chairman Kiefer – Please answer these questions on the website. We have a long agenda and I can't have a back and forth.

Mr. Wool – I own 400 acres on hilltop. The people/owners of this camp are buying up houses on this road and they are destroying the community. It's becoming a bungalow colony. This was a small day camp and now it's becoming a bungalow colony. What am I supposed to do with my 400 acres now? Chairman Kiefer - They are not getting an approval tonight and we are looking out for your concern and your neighbors. Mr. Wool - I don't believe they are telling you the truth, that they are not busing all the girls out of this camp. I'm all for improvement but not looking to have people come and destroy this community.

Henry Friedman, 204 hilltop - Does this 600 include when they have visitation days and special days? How long do you anticipate for this construction to take? I've been through the last construction that took one and a half years. Where does my rights begin and there's end? I don't want to live through another long construction again. This road was not constructed for all this traffic. You can't see more than 500 feet down the road. Will they need a construction Bond to repair the road after all these trucks go back and forth?

Edward Leford - I'm a resident of the area that lives on Starlight Drive. That road is a hazard, there are lots of blind spots. Now that we are adding more buses and construction vehicles this is going to be even more dangerous. My other concerns is the property across the road looks run down and people are crossing the road all the time and that's dangerous.

Angie Desmond – My concern is the safety of that road. The camp allows people to walk 40 to 60 people at a time up and down that road and someone is going to get killed. And they want to add more people! I don't know if they have a permit for that line that crosses the road to the other house. They take the line down every summer. The buses run all night long. The buses are full of girls. I live on the top of hill top and I respect you but let's tell the truth.

CLOSED COMMENT

Michael Croissant – What is the total area of disturbance? Mr. Marshall – Thirteen acres. Michael Croissant – Where are the buses picking up and dropping off? Mr. Kohn - In the front. Michael Croissant – What is the size of the buses? Last time you were here I asked for a traffic study for dropping off and picking up with the buses. There is no way to have a 40-foot bus make that turn there. What is the family's roll during the day? Mr. Kohn - I submitted a list at the last meeting with that info. Michael Croissant – Do the family's pay to stay there? Mr. Zeiger - They are employees. Michael Hoyt – Do they get a pay check? Mr. Kohn - Yes

A motion to close the Public Hearing was made by Michael Croissant and seconded by Matthew Sush
5 in favor; 0 opposed

PUBLIC HEARING

Notice is Hearby Given that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson, public hearing will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, New York on December 11, 2019 at 7:00 p.m. to consider the application of RoseMary Bock for site plan approval in accordance with §250-7 of the Town Code of the Town of Thompson.

The property is located in the SR Zone at 423 Fraser Road, Monticello, NY S/B/L: 9.-1-10
Tim Gottlieb, Engineer

Satisfactory proof of mailing was provided to the Board.

Mr. Gottlieb – We are seeking site plan approval for three multifamily dwellings and two single family dwellings and a couple of garages and some small sheds. This has been in existence for about 46 years. We are in the process of taking care of any open permits. We are here for approval for the site plan.

Richard McGoey – They have made significate process in cleaning up the place. There is a little more work to do but I have no issue with this project.

PUBLIC COMMENT

No public comment

CLOSED COMMENT

A motion to close the Public Hearing was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

Chairman Kiefer called the meeting to order at 7:27 p.m.

A motion to approve the November 13, 2019 & November 26, 2019 minutes was made by Matthew Sush and seconded by Michael Croissant

5 in favor, 0 opposed

Grow the Gateway

Kassondra Johnstone, Sullivan County Planning

Ms. Johnstone – Grow the Gateway zoning amendment. We have been working at both the Village and the Town level on the Grow the Gateway Plan. We got a grant for the property on East Broadway. Currently there are about 10 different Zones with different requirements. A committee with Lou Knifer, Patrice Chester, the DBA Chairman Howard, and Planning Board representation from the Village have come together to unify the zoning from 10 zones to 2 zones. Ideally the Village and the Town will adopt the same zoning on both sides. According to your maps you will see the breakdown. There is the East Broadway Village which is strictly Village property, the rest is East Broadway gateway, from Pleasant Street to exit 106. We have had a lot of help from Jim Carnell. We have added design standards, on access management and parking to make sure it's safer for future development. We have also added proposed design incentives like density bonus for developers for two or more green developments. Making sure there is nice siding and staying away from the corporate end. How it stands now is the Monticello Planning Board has sent it to the Monticello Village Board for a vote and they have a Public Hearing set for next week and now we are bringing it to you? I just wanted to stop by and see if you have any comments or questions.

Jim Barnicle – Who is the lead agency? Michael Mednick – Each municipality will adopt its own local law in to their zoning. Ms. Johnstone – This is to help keep developers from wondering what they can do. It's to help make the process clearer.

Chairman Kiefer - Do you want any action from us? Ms. Johnstone– No, we are just asking that you give us a report of what you think. To make a recommendation.

Richard McGoey – Is this just 1 or 2 families and not multiple family? Ms. Johnstone– 1 and 2 families. There is a stipulation for mixed used. They can have a multifamily with retail. But that would be up to all the Boards. Richard McGoey – Retail on first and family on second? Ms. Johnstone– Yes.

Chairman Kiefer - We are not going to be able to make a recommendation yet until the Board Members get a chance to read through this info.

Melinda Meddaugh – This was funded through the counties USADA grant. There was public work session in September.

Jim Carnell – One of the reasons this became the topic of discussion, there are 6 or 7 different zoning districts between the Village and the Town. So, there was no consistency and this is to incorporate all the permitted zoning and uses.

Jim Barnicle – So anything that was zoned could be changed? Ms. Johnstone– Just in that corridor. Jim Barnicle – Is there a time frame on when you have to use the money by from the grant? Ms. Johnstone– We used the money for the consultant. The Grant expires at the end of February in 2020.

EMERALD GREEN CORP PARK

Ms. Johnstone— This is for the Emerald Green Corporate Park in Rock Hill. This property is where Crystal Run is located and all the wooded areas. It is owned by the county and ideally it will become a Corporate Park someday. I'm here to get a subdivision where Adams Road is. We have been working with Keystone Associates to see what would be viable for development on this parcel. It's very wooded and steep. They came up with two types of Buildings. The entire parcel is 24 acres and we don't think anyone would want such a large parcel. So, we want to subdivide it but I don't want to subdivide too early in case someone would want the whole thing. I'm looking for your blessing on this. There is also some rendering of these sites. Site one is the bottom site to be designed as a two-story office building with flex space and general offices. The Top site for light manufacturing. This is just to help present to potential buyers.

Chairman Kiefer - I believe the board is in favor of that.

Jim Carnell – The Corporate Park was originally subdivided and partially developed, there was a drafted environmental impact statement and then an impact statement. What kind of environmental review does the Board have to do? If the statutory time frame has elapsed since the original environmental impact statement, we don't want any kind of deviation from the original corporate parks designed. There are permitted uses, environment impact statement, a Public Hearing, and they have a separate zone for it. As long as it falls within the original permitted uses what does the developer need from this Board?

Chairman Kiefer - Is light manufactory part of it? Ms. Johnstone – Yes. Richard McGoey – Does this Board have any approval over it since it's a county project? Do they even have to come to us? So, they do need some kind of SEQRA action? Michael Mednick – They are going to have to go through a whole SEQRA process. Richard McGoey – Then I have to agree with Jim Carnell if they can show us the original environmental impact statement included this type of development. Michael Mednick – Are you talking about a subdivision or an actual proposed project? Ms. Johnstone – A future proposed project. Michel Mednick - Then they will have to go through the SEQRA process. Jim Carnell – A Site plan approval process? But they did a full environmental impact statement. Michael Mednick – But each site plan will have to have their own. Jim Carnell – No, it was all part of the original development. Michael Mednick – But now your subdividing and they might need to be updated. Jim Carnell – And this is address in that impact statement. Richard McGoey – Maybe someone can give that to us.

ROSEMARY BOCK

423 Fraser Rd, Monticello, NY S/B/L: 9.-1-10

Rosemary Bock, owner

Richard McGoey – As long as you stay on top of the cleanup, I'm good with this.

A motion for negative declaration motion under SEQRA was made by Michael Croissant and seconded by Matthew Sush

5 in favor; 0 opposed

A motion for a site plan approval conditioned on finishing of cleaning up the site was made by Michael Hoyt and seconded by Matthew Sush

5 in favor 0 opposed

A motion for a special use permit was made by Matthew Sush and seconded by Michael Hoyt

5 in favor; 0 opposed

NYS ELECTRIC & GAS

533 Sackett Lake Rd, Monticello, NY S/B/L: 28.-1-37.2/38

Mary B Steblein, Labella Associates

Manuel Figuerola

Richard McGoey – I have a question about the manhole on the site plan, I couldn't find it in the field.

Ms. Steblein - It's a proposed manhole. Richard McGoey – What the proposed manhole for? Mr.

Figuerola - It's for underground electric. Richard McGoey – That' not on the site plan.

Richard McGoey – I need plans on how the access road will tie into the town road. Ms. Steblein – Not

proposed to tie into the town road it will just connect to it. Richard McGoey – Can you add that to the site plan? Ms. Steblein – Yes, we will be reusing the existing driveway.

Richard McGoey – I believe the culvert pipe under the newly proposed driveway should be larger than 12 inches. Mary – We can take a look at that.

Michael Mednick – You don't need a Public Hearing but you could if you chose to.

A motion for negative declaration motion under SEQRA was made by Matthew Sush and seconded by Michael Croissant

5 in favor; 0 opposed

A motion for a site plan conditioned on Richard McGoey approval of changes was made by Jim Barnicle and seconded by Matthew Sush

5 in favor 0 opposed

MONTICELLO MOTOR CLUB

Cantrell Rd, Monticello, NY S/B/L: 49.-1-1

Mike Watkins, Owner

Glenn Smith, Engineer

Mr. Watkins – I'm here on behave of the Motor Club. I'm proposing some minor modifications. 1) A

small 12-foot addition to the existing south pavilion. This is going to be used to expand the kitchen. 2)

Along pit lane between the pavilion and the race track there is an existing 2-foot concrete wall and they

are proposing to put an additional 2 foot concrete wall for protection. 3) In the existing hot pit lane, they are proposing to put a canopy over the concrete apron since most car's don't have tops, it will provide them protection while they wait their turn.

A motion for a site plan modification approval was made by Matthew Sush and seconded by Michael Hoyt
5 in favor 0 opposed

BIRCHWOOD ESTATES

Sackett Lake Road, Monticello, NY S/B/L: 56.-1-46.1

Glenn Smith, Engineer

Mr. Smith -I have four minor items that Birchwood would like to do. 1) The boys camp was originally approved for 8 bunk houses. Number 1 and 2 have not been built yet. So, they want to scrap those structures and build a duplex unit instead. 2) They are proposing 140 feet long walk way over the wetlands. We have already applied for a permit from the Army Corp of Engineers. I added to the site plan a note saying we need approval from the Army Corp. 3) They want to build a 25' x 64' pole barn pavilion that will be screened in for the boys to hang out in when there is bad weather. Chairman Kiefer - Will this take away from the parking? Mr. Smith – Originally, they made the parking lot a little larger than they needed so they are only taking out 3 parking spaces. 4) The playing field is sloped, so they want to build it up in tiers, making it three separate fields.

Kathleen Lara – I have to say the new upgrades they have done are wonderful.

Matthew Sush – There are some cuts in the parking lot to get to the field. Will there be some kind of walkway? Mr. Smith - Yes, they plan on seeing how they walk back and forth and then they will build those area's up.

A motion for the slight modification on the field and bunk house conditioned on the review of the sewer and SWPPP was made by Matthew Sush and seconded by Jim Barnicle
5 in favor; 0 opposed

A motion for a site plan modification to the pavilion and wetlands conditioned on Army Corps approval was made by Michael Croissant and seconded by Matthew Sush
5 in favor 0 opposed

THOMPSON SQUARE MALL

4058 State Route 42, Monticello, NY S/B/L: 13.-3-40 & 13.3-40-3

Chairman Kiefer - They are looking for an extension for phase 2.

A motion for a site plan extension of 12 months for phase 2 was made by Jim Barnicle and seconded by Michael Croissant
5 in favor 0 opposed

SUNSHINE ESTATES

221 Ranch Road, Monticello, NY S/B/L: 16.-1-14.1

Joel Kohn, representative

Mr. Kohn - I was here in October for the replacement of units and then went to the ZBA and got approval on my variances for lot coverage.

Mr. Kohn goes over some of Richard McGoey comments:

#2 – The variances received and the date it was received should be added to the site plan as a note. - This was done, the variance was granted on November 12, 2019.

#3 – There are 45 parking spaces now and we would like to see on the plan more parking spaces in case you need them. - We are not increasing the size of the units so we don't need any more parking spaces. Chairman Kiefer – How about bedrooms, are you adding anymore? Mr. Kohn - No. Richard McGoey – We would like to see on the plans for future parking even if you don't need it know.

Richard McGoey – Did the table get modified? Mr. Kohn - Yes.

Richard McGoey -Do we need an easement for the dumpster since it's on a separate tax parcel?

Michael Mednick – They need a license agreement if they don't want to record an easement. Part of the license agreement is that if the parcel gets sold then they will need an easement.

Richard McGoey – Your verifying that units 12 and 20 that are on the site plan are correct?

Mr. Kohn - Yes

A motion for negative declaration motion under SEQRA was made by Matthew Sush and seconded by Jim Barnicle

5 in favor; 0 opposed

A motion for a site plan approval conditioned on owner's agreement with the dumpster and banking parking shown on site plan was made by Michael Croissant and seconded by Michael Hoyt

5 in favor 0 opposed

CRESCENT LAKE HOLDING

924-928 Old Liberty Road, Monticello, NY S/B/L: 2.-1-25

Tim Gottlieb, Engineer

Richard McGoey goes over some of his comments:

#3- We requested a fence enclosure for the compactor to be increased in height from 6' to 8'. Mr. Gottlieb – Done

#4 – The number of bedrooms should be provided on the site plan. Mr. Gottlieb – Were not increasing the number of bedrooms.

#5 – The utilities need to be shown on the site plan. Mr. Gottlieb – Done

#6 – A notice is to be provided on the plan requiring a County Road opening Permit prior to any work. Mr. Gottlieb – Done

#7 – Landscaping to be done if the expanded parking lot is exposed to Old Liberty Road. Mr. Gottlieb – There is plenty of tree's you can't even see the parking lot. Matthew Sush – You can barely see the parking lot. Richard McGoey – Ok.

#8 – The improvements to the front of units 16 and 18 should be noted. Mr. Gottlieb – This has been noted.

#9 – The gate on the dumpsters needs to be fixed. Mr. Gottlieb – They will be replaced with a new compactor.

Michael Croissant – Get more landscaping by the entrance please.

A motion to have a Public Hearing on January 8, ²⁰²⁰ was made by Michael Hoyt and seconded by Jim Barnicle

5 in favor; 0 opposed

SARAH D SMITH

23 Coopers Corner Rd, Monticello, NY S/B/L: 11.-1-31.8/11.-1-41.1

Sarah D. Smith, owner

Steven Kurlander, Attorney representing the buyers.

John Kiefer, owner

Chairman Kiefer appoints Matthew Sush to be the interim Chairman

Chairman Kiefer appoints Kathleen Lara to replace Chairman Kiefer

Chairman Kiefer has recused himself from this application

Mr. Kurlander – We had the survey done and are looking for a lot line change.

Mr. Kiefer – We are looking to subdivide one parcel to add two acres to another lot making it four acres.

Richard McGoey – The board has approved lots with limited road frontage before.

Mr. Kiefer shows the Board the Map and where the new lot line will be.

Interim Chairman Matthew Sush – And how much road frontage will the smaller parcel have? Mr. Kiefer – 100 to 250 feet.

A motion for negative declaration motion under SEQRA was made by Michael Croissant and seconded by Michael Hoyt
5 in favor; 0 opposed

A motion for a minor subdivision was made by Kathleen Lara and seconded by Michael Hoyt
5 in favor 0 opposed

CHARM ESTATES

Ranch Road, Monticello, NY S/B/L: 16.-1-20
Joel Kohn, Representative

Mr. Kohn – There are 28 dwelling units that are set to be demolished and replaced with 35 units. I'm here tonight to discuss the recreational fees. They are putting in 2 new swimming pools, tennis courts and some playground areas which is not shown on the site plan. We can add it. Matthew Sush – I think we need to see this before making a determination.

Kathleen Lara – In order for us to determine the fee you need to sell it to us why you shouldn't have to pay them. By you just saying that your putting in a playground doesn't help you. You need to show it.

Chairman Kiefer – This recreational fee is for just the 7 units that are being added? Michael Mednick – Yes.

Chairman Kiefer – Seven units at \$2,500 might be cheaper to pay then to do the pools and play grounds. Mr. Kohn - I know but they are planning on doing it anyway.

Matthew Sush – We need more info before determining the fees. Chairman Kiefer – Let's just table this.

161 STARLIGHT ROAD LLC

161 Starlight Road, Monticello, NY S/B/L: 57.-2-18
Steve Vegliante, Esq

Mr. Vigilante – This is a garage that is directly across the street from the applicant's home. It's going to require several variances. Michael Mednick – Is this all one lot, Mr. Vegliante – It's a natural subdivision. Michael Mednick – You might not need any variances. Kathleen Lara – What are they going to do with the current shed. Mr. Vegliante - That is leaving the property.

Michael Mednick read's the town code to the Board for the zoning.

Chairman Kiefer - How high is the garage going to be? Mr. Vegliante – One story with a peak roof. Jim Carnell – Could be close to 18 feet high.

Mr. Vegliante – The way the property is the back side of the property is the top of the peak. Jim Carnell – Our height is measured by our zoning code from the average height of the road side of the structure.

Kathleen Lara – My concern was about it being close to the road, but it doesn't look like it will be.

A motion to wave any variance or any other requirements was made by Matthew Sush and seconded by Michael Croissant

5 in favor; 0 opposed

A motion for a site plan for a private garage conditioned that the shed be removed and not replaced anywhere else on the property was made by Michael Hoyt and seconded by Michael Croissant

5 in favor 0 opposed

KHAIM ROZHNIK

349 Cold Spring Road, Monticello, NY S/B/L: 29.-2-47

Tim Gottlieb, Engineer

Steve Vigilante, Esq

Mr. Vigilante – We met with Richard McGoe in a work session. To complete the site plan, we will need a full topical survey. My Client has engaged Galligan's office to do that. My client is looking to repair and clean up the property and bring it all up to code. It will take us some time to do this. We want to pull the building permit to complete the repairs. There was a permit on file for repairs from the fire damage. We want to be able to work over the winter to do some repairs.

Richard McGoe – You have a use that is none conforming so you should not be occupying this property.
Mr. Vigilante – We are not looking for a CO, we just want to work during the winter. We know there can't be any CO until the site plan is approved.

Jim Carnell – We have no records for sewerage. I have been called out for several complaints. We need to know what the sewer's capacity is. Chairman Kiefer – We need a more detailed site plan. Mr. Vigilante - We know that, we just want to start the demo process.

Richard McGoe – Isn't this occupied now? Mr. Vigilante – Just one part where he lives. Richard McGoe – There are 4 apartments in that building now? Mr. Rozhnik – It was a rooming house before. Mr. Vigilante – He is looking to make it into a 4-unit place. We just need an approval so we can get a building permit. Richard McGoe – We can't give you any kind of approval until we have a site plan. Building permits comes from the Building Department. Mr. Vigilante - We did file the permit for the building permit. We were told that we needed to come here for approval. We are not looking to rent anything at this time.

Chairman Kiefer – What are you looking to do? Mr. Rozhnik – Looking to repair the 3rd floor windows and rafters. Kathleen Lara – Jim Carnell are you look for more details. Jim Carnell – I have no issues with fixing rafters but no major changes or start installing insulations.

Mr. Vigilante – We are looking to keep the building from deteriorating maybe we can hold it off until we do a walk through with Jim Carnell.

Mr. Gottlieb – Can we get a list of variances we need and go to the Zoning Department? Chairman Kiefer – No not yet.

PINE TREE RESORTS

3672/3710 St. Route 42, Monticello, NY S/B/L: 29.-1-2/44

Joel Kohn, Representative

Mr. Kohn - This is 52.3 acre and looking to subdivide and make it a 33.62 acer lot. We are looking to do a lot line change. One lot will be a bungalow colony and the second lot will just have a one family home on it. I heard something about a fencing issue during your work session, what is this about? Kathleen Lara – The fence just needs to be cleaned up. Mr. Kohn - It's just a chain link fence. I'm not sure what your taking about? Kathleen Lara - I might be mistaken on the location There are two fences right there. Joel is showing the board pictures of the fencing. Mr. Kohn – It's the other property's fence.

Kathleen Lara – The parking is a problem. They park on the grass, not on 42 but parking is an issue.

Richard McGoe – Do they have a compactor and is it enclosed? Michael Croissant – They do and it's not enclosed. Mr. Kohn shows the picture of the compactor to the Board. Kathleen Lara – It looks pretty bad.

Michael Croissant – Why are you doing the lot line change? Mr. Kohn – The intent is to annex this lot into the Village of Monticello.

Michael Croissant – They need lots of landscaping done too.

A motion for a lot line change approval conditioned on compactor enclose and showing details on the site plan was made by Matthew Sush and seconded by Michael Hoyt
5 in favor 0 opposed

LEISURE ACRES

Cold Spring & Waverly Rd, Monticello, NY S/B/L: 29.-2-13

Joel Kohn, representative

Mr. Kohn - The zoning change was done and we are looking for you to take lead agency. We are working on the sewer with the Village and the Town.

A motion for to take Lead Agency was made by Matthew Sush and seconded by Jim Barnicle
5 in favor; 0 opposed

CONTINENTAL COTTAGES, INC

381 Fraser Rd, Monticello, NY S/B/L: 10.-4-2

Nachman Kanovsky

Mr. Kanovsky – The Shul was built about 20 year ago on top of an old swimming pool that was filled in. Two years ago, they asked me to raise the building and remove the pool and then build a basement where the pool was. It will be 9 feet height with about 4 feet sticking out of the ground. We will then replace the building on top of the new basement. The ramps might need to be changed but the Shul itself will not change. This basement is going to have a Mikvah and three classrooms. Chairman Kiefer – Will you have enough sewerage for the basement? Mr. Kanovsky show the Board where the sewer is on the site plan. Jim Barnicle – When they remove the pool will they remove the pools pipes for the filter too? Mr. Kanovsky – No that will stay. I'm only changing the sewer lines. Richard McGoe – What Jim Barnicle is saying, you have piping that might need to be moved depending on the elevation of the pipe and the basement sewage pipes. You might need to re-lay those pipes. Your Engineer should be looking at that and have him add it to the site plan.

Chairman Kiefer - Is the water tank still used? Mr. Kanovsky – Yes, I believe it's their water tank for the whole colony. The moving company said they can just leave it where it is now.

Richard McGoe – There is a deck on the west side that is not shown on the site plan. Mr. Kanovsky – I don't know anything about that. I'm keeping all the decks and I might just need to readjust the ramps. Richard McGoe – The decks need to be shown on the site plan. If the water tank needs to be moved please show that too.

Chairman Kiefer - Can we move forward? Richard McGoe – Not until we see a new site plan.

Lot Coverage for RR1 & SR zone

Jim Carnell – We need to reduce the lot coverage from 30% in the RR1 & SR to 15% to be consistent with the other zones.

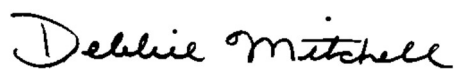
A motion to reduce the Lot Coverage change was made by Matthew Sush and seconded by Kathleen Lara

5 in favor; 0 opposed

A motion to close the meeting at 9:00 pm was made by Matthew Sush and seconded by Michael Hoyt

5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell

Secretary

Town of Thompson Planning Board