

TOWN OF THOMPSON  
PLANNING BOARD  
Wednesday, May 8, 2019

IN ATTENDANCE:	Chairman Lou Kiefer	Michael Croissant
	Matthew Sush	Kathleen Lara, Alternate
	Jim Barnicle	Arthur Knapp, Alternate
	Michael Hoyt,	Paula Elaine Kay, Attorney
	Debbie Mitchell, Secretary	Mary Beth Biancon, Planner
	Richard McGoey, Consulting Engineer	

PUBLIC HEARING

Notice is Hereby 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, NY on May 8, 2019 at 7:00 p.m. to consider the application of Excellent Bus Service, Inc. for site plan review for in accordance with §250-12 of the Town Code of the Town of Thompson.

The property is located in the CI Zone at 301 Bridgeville Road, Monticello, NY; S/B/L: 32.-2.5.2  
Glenn Smith, P.E.  
Eli Gelb, owner

Satisfactory proof of mailing was provided to the Board.

Mr. Smith - I have one correction, this is in a CI commercial industrial zoning. Excellent Bus Service has been in operation for several years now. They have an entrance and exit drive on Bridgeville Road. We got permits from the County for those driveways a few years ago. They also own the vacant lot next door. They plan on building a large automotive public shop that will be 60' x 100' metal steel frame building. There will be overhead doors in the front and back and they will use the existing driveways. The state does not approve any driveways off of Heiden Road. The stone building on the lot now will be demolished. There is a note on the plan stating this. A note is added to the site plan for maximum amount of vehicles being 20 to 22 in the impound yard. There is an existing well and this will be used. There is also a septic system on site. Minimum lot size is 40,000 square feet and this is 160,000 square feet.

Chairman Kiefer - How large is the impound lot? Mr. Smith – Sixty Feet by Eighty Feet.

Michael Hoyt – Do they do heavy towing too? Mr. Smith - Yes, we have designed larger parking spaces for the tow trucks. Michael Hoyt – Where will he put the heavy trucks he's towing in? Mr. Smith – In the garage or impound yard. There is a note on here stating there will be no outdoor storage of unlicensed or unregistered vehicles or vehicle parts or tires expect in the impound yard.

Kathleen Lara – Auto sales? Mr. Smith – No Sales. Paula Kay – Can we put a note on the plan stating no Sales? Mr. Smith – Yes.

## PUBLIC COMMENT

Chet Smith – You said it's open to the public, so this will be open to the public for repairs as well? Mr. Smith - Yes. Chet Smith – For Cars and trucks year-round? Mr. Smith - Yes. Chet Smith – My other concern is the entrance off of Bridgeville and the severity of the turn into the property with a large tow truck while towing. This is a safety issue without widening the entrance way. Mr. Smith – It is very wide there already and they have been pulling in the buses there. Richard McGoey – Mr. Smith can show a turn radius.

## PUBLIC COMMENT CLOSED

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 7:11 p.m.

A motion to approve the April 24, 2019 minutes was made by Michael Hoyt and seconded by Michael Croissant  
5 in favor, 0 opposed

## **BIRCHWOOD ESTATES**

762 Sackett Lake Road, Monticello, NY S/B/L: 56.-1-32.32  
Glenn Smith, Engineer

Mr. Smith - We had a public hearing last meeting on this application. We are maintaining a vegetated strip along the guest parking. I am now showing addition Pine tree for buffering. This is not two separate properties; we are just separating the Boys Camp playing field and the guest parking.

Mr. Smith - Richard McGoey comments says the SWPPP needs to be done. Because we are not creating any new building and we are just doing a basketball court and gravel guest parking the SWPPP covers that. We have dry swales along the parking lot and five bioretention area for run off on the bottom of the property. Chairman Kiefer – Is this handicapped parking? Mr. Smith – It's by the basketball court with paved walkway. We have details for ADA parking to be paved on the plans. The whole section is paved and details about the ADA has been added.

Mr. Smith - Can we get some kind of approval to start clearing the property? Richard McGoey – They can clear but not remove stumps as long as it's ok with the Building Department. They can't do any site disturbance until they the NOI is received from Albany.

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 site plan approval conditioned on Richard McGoey approval for sidewalk and stormwater SWPPP was made by Michael Croissant and seconded by Michael Hoyt  
5 in favor; 0 opposed

### **COMBINED ENERGY SERVICES**

Thompsonville/Heiden Road, Monticello, NY S/B/L: 16.-1-28  
Glenn Smith, Engineer  
Michael Taylor, Owner

Mr. Smith - The plant is in Thompsonville and there was an approval for a 26,000-biofuel tank back in 2007. It was installed as a secondary containment and that means there is no roof over it. And because of that you have to get special permits from the DEC to treat any water that falls into the basin. So, Mr. Taylor put a fabric cover over the tank in 2009 and now it's enclosed. The Building Department needs this cover approved since it was not part of the original site plan.

Paula Kay – What is Biofuels? Mr. Taylor – It's a soybean mixture with the fuel oil. We don't have it; it never really took off. The tank just has heating oil now. Mr. Smith – We can take off the Biofuel tank and just say fuel oil on the site plan.

A motion to approve the amended site plan was made by Michael Croissant and seconded by Michael Hoyt  
5 in favor; 0 opposed

### **GIBBER NEIGHBORHOOD DEVELOPMENT**

Gibber Road, Kiamesha Lake, NY S/B/L: 6.-1-9  
Mary Beth Biancon, Planner  
Glenn Smith, Engineer

Mr. Smith - This has been on and off for a few years. We submitted the Lead Agency notice in March and now that is over and would like to request the Board to assume Lead Agency. We submitted a Part 1 and Part 2 EAF. If you go up Gibber Road from Route 42 you will find this vacant parcel. It's in the SR zone. We are showing 263 town houses on the plan. The plan was to do an onsite sewer plant. The intent is to build a road from Vista Drive from Fallsburg into this property and keep the Barn/Gibber Road as an emergency access. We have been to Fallsburg Planning Board as well. We had a traffic study done too. The pump station on Gibbers Road needs to be improved. We have drilled about 4 well and they were very good. As long as the sewer is good, we want to get the SEQRA process going.

Chairman Kiefer asked where the temple is going to be and Mr. Smith showed him on the site plan.

Mary Beth Biancon – You have different acres show on the EAF can you please make them consistent. The phasing is confusing, it sounds like they are going to build 260 houses at once. Mr. Smith – No, they will be built in phases. Mary Beth Biancon – The wells testing needs to be at the state's standards.

Chairman Kiefer – How many wells will there be? Mr. Smith - Two maybe three. Jim Barnicle – Maybe keep one for fire safety? Mr. Smith - No, fire safety will come from the storage tank and they will most likely have fire hydrants. Mary Beth Biancon - If I'm reading this right you're going to need all those wells. You said the demand is 165 and the water output is 172. There is a lot of development around the wells. Mr. Smith - We may lose some building. We will remove building if needed for the well separation.

A motion to assume lead agency was made by Jim Barnicle and seconded by Matthew Sush  
5 in favor; 0 opposed

### **CAMP KEREM SHLOMO**

Ranch & Fred Road, Monticello, NY S/B/L: 16.-1-5-1  
Randy Wasson, Engineer

Mr. Wasson – We had a public hearing a couple of weeks ago and there were no Public comments. I want to note a few changes since our last meeting. Chairman Kiefer – These changes happened after the Public Hearing? Mr. Wasson – No, this is the same site plan we used for the Public Hearing. The three duplexes were 28' x 60'. They are now 36' X 48', so each individual unit is 25 square feet larger. We kept the same location and setback we got from the ZBA. The total length from left to right is the same. The additional size is the into the interior of the camp. Richard McGoe – Any bedrooms added? Mr. Wasson – No. Richard McGoe – Can you add decks and steps to the site plan? Mr. Wasson – Yes, the decks are already shown. We have also added a revised landscaping plan. We have some mature trees we want to keep and will be doing some filling in with more trees and putting up a new fence. This will be a four feet high chain link fence. Chairman Kiefer – When you say chain link, is its actual chain link or chicken wire? Mr. Wasson – Chain Link. Richard McGoe – We need detail about the fence on the plans. Is there a new fence on Fred Rd as well? Mr. Wasson – No we are just doing repairs. Previously we had not update the parking; we have done that now. We are proposing to have some banked parking. Richard McGoe – Any problems with the parking Jim Carnell? Jim Carnell – No.

Jim Carnell – The property owner was in today for a permit for a building that is not showed on the site plan. He was asking for the permit today. Mr. Wasson – It's the addition on one of the dormitory's, unit 11. It was original 20 feet long and he want to make it 24 feet long. Jim Carnell – That was not the discussion I had today with Eric. It was for a building that is not on the site plan. Mr. Wasson – It is proposed now. Jim Carnell – I didn't think it was shown as a dormitory unit. Mr. Wasson – It was 20 feet long and he wants it to be 24 feet long. Jim Carnell – Are the units all numbered? Mr. Wasson – Yes, the dormitory is unit 11.

Jim Carnell text's Eric to see what the unit number was. Jim Carnell – It was for unit 11. Richard McGoe – That unit is on the site plan.

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 to approve the site plan was made by Michael Hoyt and seconded by Matthew Sush  
5 in favor; 0 opposed

**K&S OF SULLIVAN (Presti Auction)**

361 Glen Wild Rd, Rock Hill, NY S/B/L: 25.-1-7

Holly Fuller, John Fuller Engineering

Ken Presti, Owner

Ms. Fuller – We represent Mr. Presti and they have been operating this business for 35 years. Mr. Presti was referred to the Planning Board from the Building Department, to provide a site plan in compliance with section 32 for outdoor sales. We have provided the site plan. Mr. Presti has a Auction building and proposed outdoor sales area and storage area. We meet with Richard McGoey and went over the site plans.

Richard McGoey – There were a few storage containers outside the fence. Ms. Fuller – We have not revised the plans since we got your comments. There is one already on the concrete pad. We are going to move the fence to enclose the containers. There is a trailer that can be moved behind the fence as well. Chairman Kiefer - There will be no storage trailers outside the fence? Ms. Fuller – Correct. Six-foot high wooden stockage fence.

Chairman Kiefer - The fence along the property is in ruff shape. Mr. Presti – The front part of the fence was hit by a car and needs to be repaired. The back fence was removed and the neighbor but in trees and boulders to separate the property. This is making it hard for me to put a fence now. Chairman Kiefer – We should show somewhere what kind of fence it's going to be. Ms. Fuller – We will be replacing it with a chain link fence. Richard McGoey – You have stockade and chain link; you have a mix of fences. Mr. Presti - The neighbor put up the chain link fence to keep his dog off our property. Michael Croissant – Is that fence his or yours? Mr. Presti – It's his fence. Ms. Fuller – But it's on your property. Jim Barnicle – You could put the stockage fence on you side to cover the chain link fence. Jim Barnicle – Put up consisting fencing please. Paula Kay – Update the plans to show the type of fence.

Richard McGoey – We had a conversation about a tent. Does the site plan show a tent? Mr. Presti - We are not sure yet if we are going to need one. Richard McGoey – Put it on the site plan for future use otherwise you will have to come back if you do want to use one.

Richard McGoey – ADA access to the concrete pad, how do you propose to do that? Ms. Fuller – The ground is level, so we can make this an ADA assessable route. Richard McGoey – There is a lip on the concrete pad and needs to be removed. Please show it on the site plan on how your going to get rid of the lip.

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

A motion for site plan approval condition on Richard McGoey approval to the changes was made by Michael Hoyt and seconded by Michael Croissant  
5 in favor; 0 opposed

**MACHNE OHEL TORAH (ESTHER MANOR)**

566 State Route, 17B, Monticello, NY S/B/L: 11.-1-24.1

Joel Kohn

Getzel Beiger

Chairman Kiefer will recuse himself. Matthew Sush will become temporary chair and Kathleen Lara will replace Chairman Kiefer

Mr. Kohn – This project is now called Machne Ohel Torah. We are currently working on repairing the property and they still want to occupy the buildings this summer. They are working there way through the area. If you drive by you can see they have been working. Michael Croissant – Where is all the debris being dumped? Mr. Kohn - They have a chipper.

Mr. Kohn - We are looking to get a change of use for two buildings. One is for the existing Dining room building with a Mikvah in the lower level. The other is a staff housing that they want to change to classroom housing.

Kathleen Lara – Did you get the engineer report for the buildings? Mr. Kohn - Will get to that. They are working their way through and cleaning up the area. Jim Barnicle – There optical goal is to open this year. What is your realistic goal now? Mr. Kohn - They have another place where they rented the last few years they can use if they can't get into this property this summer.

Mr. Kohn - The engineer walked through all the buildings. Mr. Kohn shows the board which building are being worked on. Michael Croissant – Do you have an engineer report for these building? Mr. Kohn – The Building Department is viewing all the buildings to make sure they are safe.

Michael Hoyt – These building have been vacant for years. Some of them have tree's on top of them. What is your engineer saying about those buildings? Mr. Kohn - I submitted all the repair plans to the Building Department today. Mr. Kohn shows and goes over which building have gotten the repair plan done to them. Michael Croissant – Jim Carnell did you get any structural reports? Jim Carnell – I walked the grounds last week with their Engineer and Eric. Michael Croissant – Did you get any reports? Jim Carnell – No. Mr. Kohn – No reports will be issued until the building have been guttered. Jim Carnell - I'm going to say this, most of the building are salvageable. Several building I asked the engineer if they did a cost analyst on wither it would be feasible to demolish and replace or invest in the reconstruction and repair of the buildings. He said he did explain to the owner it was not feasible to invest their money but it's their money and they can do what they want with it. He said he would draw up plans for the reconstruction if they want and that is for the whole property. Paula Kay – When you say salvageable, do you mean month of work? Jim Carnell – Yes. Michael Croissant – Some of the pictures show roofs

gone, that's not salvageable! Jim Carnell – It's their money if they want to put it into these building they can.

Paula Kay – I'm sure there are going to be buildings that will be open and operational and in good shape but there will be one's that are not and have major issues and not safe for kids to be running around by. What is the plan for those building? We can't have children running around in an active construction zone. Michael Croissant – That's one issue but what about the septic, it was garbage when it was new? Mr. Kohn - I would like to go through the comments and this will answer those questions. Everything will be secure so there will be no access to those buildings. A note has been added to the site plan indicating that. Michael Croissant- What are you going to do, put a 20-foot fence up? And what kind of fence are you talking about, kids can get into anything. And the condition of the buildings that you want to board up are bad and what if a kid gets in there and falls through the floor and gets killed, that's on us. And I don't want to have that on my shoulder.

Paula Kay – Have you done a triage system to determine which buildings are the worst and need to be worked on first? Or are you going to working on just one area at a time or jump all over the place? Mr. Kohn - They are working on one section at a time in reference to the buildings. They are focusing on cleaning up the whole site and making it safe. Matthew Sush, Temporary Chair – You still need to do enough demo before the engineer can get to the buildings. Mr. Kohn – Yes, are currently doing a site clean up and focusing on a section at a time for repairs.

Mr. Kohn read a letter to the Board from Mr. John Fuller from Fuller Engineer in Port Jervis NY and his recommendations

Mr. Kohn goes through each of the building on the site plan and what is wrong with it and how to repair it.

Paula Kay – Where are you with the septic system? Mr. Kohn - We are going to use the existing septic and they are working on investigating it and cleaning it up. Paula Kay – Richard McGoeby can get documentation on this? Mr. Kohn - I can do that. There will be no plans since there are no changes to the systems. Paula Kay – It was my understanding that there were problems previously. Mr. Kohn – I assume there were problems since it was never maintained. Paula Kay – Since you were not the last owner, we need to start fresh and make sure there are no problems for the neighbors. Mr. Kohn - Sure. There is a SPDES in place and we will make sure everything is working correctly.

Kathleen Lara – Are you keeping the Building Department up to date? Mr. Kohn - Yes.

Michael Croissant – Since this is a gateway, shouldn't the county be involved? Jim Carnell – We got a 239 and it said the application was incomplete. Paula Kay - I think there are certain things that need to be done globally. The Building Department is working on the building and that is fine. But until we have all the infrastructure in place and its functioning appropriately and Richard McGoeby and Mike Messenger can assure us of that, I'm a little concern. Kathleen Lara – Buildings are no good without water and sewer. Mr. Kohn - That is true.

Paula Kay – Is this going to be a camp or a school? Mr. Kohn - Camp. Paula Kay – There is a different immunization standard for a school and camp. Mr. Beiger – We are requesting the immunization records for all the kids. Mr. Kohn - What is the difference? Paula Kay – A School requires immunization except for religious exemption and it has to be in writing and approved and Camps must collect the immunization records and Department of Health (DOH) will review it.

Michael Croissant – Has the DOH done an inspection yet for the pool? Mr. Beiger – We need water first. Mike Croissant – You plan on using the existing pool? Mr. Beiger- This is a concrete pool and it is easier to maintain and repair. If we can't use it, we will make other plans.

Kathleen Lara - What is your goal for tonight? Mr. Kohn - To schedule a Public Hearing. Richard McGoey – I wouldn't recommend that until we see what your plans are for all the buildings. Not just a note on the plans either, we need to see what the plans are for each building to make them safe for the camp to open. Mr. Kohn – All the notes have been changed and your revised plans show's all the building to be upgraded. There is a structural engineer on board and he will determine if the building is not endangered of being collapsed.

Jim Barnicle – When is your plan to come back to us? Mr. Kohn - I can come back in two weeks and can I Schedule a Public Hearing for four weeks. Jim Barnicle – Will everything be repaired and inspected in a month? Matthew Sush, temporary chairman – And which repairs will need to be done to the buildings? Mr. Kohn - I can go through the rest of the building now if you want.

Michael Croissant – I'm with Richard McGoey and we should not do anything. Jim Barnicle – I think a month is too soon. Mr. Kohn -That is why I would like to schedule the Public Hearing for four weeks tonight and then in two weeks when I come back you can make the decision to keep the Public Hearing or not. Michael Croissant – You're not there yet. Jim Barnicle – Come back in two weeks and then we will decide on the Public Hearing at that time.

Mr. Kohn read's through the comments.

1. The Applicant requested to reappear at the Board to provide the Board with an update on the progress of the work including building permits issued to date, engineering reports of structural condition of buildings, and to update the Board as to the changes of use in several of the buildings now shown on the site plan sheet 4. - We went over most of that.
2. Based on our work session 29 April 2019, there are several buildings which continued to be labeled as staff which are now dormitory including building 16. The use of other buildings should be more clearly labeled without overlaps of notes, for example the T building is staff housing, the H building is dormitory, - All the labels have been updated.
3. We discussed with the Applicant the continued use of the caretaker's trailer. We were informed that the caretaker's trailer will be replaced with another trailer. This should be discussed by the Building Department as well as the Planning Board. There appears to be a sufficient number of buildings on the site which could be utilized and reconditioned for a caretaker's dwelling unit



and the trailer could be removed all together. – We did wish to keep the trailer where it is. A trailer is permitted by town code to be replaced. Paula Kay – Lets ask the board what their preference is. Mr. Kohn - It is a permitted use. Kathleen Lara – Do they want to use it now? Can you move it? Mr. Kohn – They want it by the front and by the parking. Michael Croissant – This is the entrance to the town and we don't want a trailer being seen. Mr. Kohn - It's just more expensive to build a house. Paula Kay – If you want the caretaker in the front then do it as a house instead of a trailer. We know the neighbors previously were not happy and have these things more definitive with answers. Mr. Kohn – We will re-discuss the trailer.

4. The site plan does not clearly show the use of many of the structures on the site. In light of the fact that most of the buildings are numbered, it may be appropriate to show a table showing the building number and the intended use as well as the number of bedrooms or sleeping units/living units in each of the buildings. - We will have a table shown for the future. Matthew Sush, temporary chairman – That would be important for the public to know this as well.
5. We continued to have a concern for the development of a Mikvah in the lower level of the dining room building. We have concerns for health-related issues as this area has been abandoned for many years and moisture could have created a mold problem in addition to other issues such as access. - If the town engineer feel that it should be in the next building, we can do that. I don't really see the issue; it can be ADA accessible. Richard McGoey – I'm not telling you where to put it. I'm just giving you my concerns.
6. With respect to our previous Technical Review Comments dated 3 April 2019, the Applicant is pursuing a review of the septic and water systems by a maintenance company referred to in our work session as MNC of Ferndale. We also recommend that the design engineer of record be involved for any upgrades to the septic and water system all of which needs to be approved by the Health Department and NYSDEC. As requested previously all reports and plans including applications are to be submitted to the Town for review. - We have discussed all of that and will come back with an update.
7. In accordance with comment #5 of our 3 April meeting, we continue to have a concern for the condition of other deteriorated buildings which are not slated for upgrading at this time. These buildings should either be demolished or secured from entry and eliminated as an attractive nuisance for campers and staff members. The intended Phase 1 use of all buildings should be labeled on the site plan, as well as the corrective action to be taken on each of the buildings with the action being required prior to the Building Department issuing any certificates of occupancy for the opening of the camp. – A note was added that If a building is not ready for occupancy they will be secured and we will discuss at the next meeting Richard McGoey – Not sufficient for me.
8. In accordance with comment #6 parking calculations are still to be provided on the site plan and parking lot improvements detailed on a detail sheet. – These have been provided and will be reviewed with Richard McGoey at next work session.

9. Comment #8 requested details of handicap ramps, new stairs and decks, new sidewalks including dimensions cross sections and construction details.

10. Comment #9 of 3 April also requested that a compactor enclosure be identified. Although a detail has been provided, the compactor enclosure dimensions and location should be provided on the site plan sheets and an adequate access driveway provided for the backing of trucks. – Will discuss at the next meeting.

We also raised a concern for garbage to be handled between the kitchen/dining room area and the compactor location. Storage facilities and carting facilities should be noted on the site plan between the kitchen location and the garbage compacter, as we have found in the past that garbage just simply gets dumped on to the ground outside. - We will discuss at the next meeting.

11. As noted previously water system improvements and sewer system improvements are to be detailed on the plans in accordance with comment #10 of 3 April. –That will all be addressed.

12. We recommend that a response be provided to the issues raised in our letter of 25 July 2011 in regard to the immediate concerns as well as the intermediate and long-term concerns as provided for in comment #11. – That will all be addressed.

13. The Planning Board should review the condition of the landscaping and fencing along the frontages for the need for repair and/or replacement. The site plan presently indicates that the fence will be repaired or replaced as necessary. - Does the board have any concerns with the fencing that is out there? Kathleen Lara – When we get closer, we will discuss. Richard McGoeey - As long as they are putting the post in concrete and not just in the dirt. Matthew Sush, temporary chairman – And we should have details on the site plans. Mr. Beiger – We are trying to make everything correct the first time so we don't have to do it again later.

14. In accordance with our comment #13, recreational facilities are now shown in 2 locations however details of the playground area should be provided with a blow-up site plan including the surface treatment, fencing, access walkways and details of the playground equipment. - We provided a blow-up version.

In addition, as we recall the children previously used the large field in the front of the facility next to the tennis court for play fields. If these areas are going to be used for a playground and playfields appropriate notes and area treatments should be provided to make these areas safe. – We will discuss in the next work session and a note has been added.

Matthew Sush, temporary chairman – Do you think you will have more info on these comments in two weeks? Mr. Kohn - Most likely, Yes. Jim Barnicle – If not you can always cancel your session.

Jim Carnell – Mr. Kohn you will have plenty of time at the next meeting to decide on a Public Hearing since there will be three weeks between meetings.

#### **FAMILY FUN PARK**

65 Friedman Road, Monticello, NY S/B/L: 5.-1-6.3

Joel Kohn, Representing applicant

Chairman Kiefer - They have been working without the Planning Board approval. Paula Kay – Also the Town needs to have access to the property and they have not been able to. We need the Building Department to have access before we can go any further.

Mr. Kohn - After I got your last comment I went out to the property and didn't know what they had done. I saw what they were working on without permits. I told the owners to call the project engineer to make sure everything they are doing is correct. Richard McGoey – So what are they doing over in that area? Mr. Kohn - My guy was out there to do a SWPPP inspection today. He's using something called a barrowing area? He take's dirt from one area and putting it into the other area. Paula Kay – Can you ask the owner to call the Building Department to setup an inspection?

#### **MONTICELLO MOTOR CLUB**

67 Cantrell Road, Monticello, NY S/B/L: 49.-1-1.1

Alex Wolenski, Chief Operating Officer

Nat Mundy, Exec. VP

Ari Straus, CEO & Manager

Richard McGoey recused himself and Jim Carnell will be sitting in for him.

Mr. Mundy – We got the variance from the state for the temporary building and want to put in a temporary office behind it. Chairman Kiefer - We talked about landscaping in front of the building. Mr. Mundy – We are going to move some evergreen tree's over to that area.

Kathleen Lara – This current building doesn't have water and sewer but what about this new building? Mr. Mundy – No, it will not have it either.

Mr. Straus – Our long-term intention is to do a permanent 2 story building later on, and that is already on the site plan. We are going to keep these temporary building for the next two years as well.

A motion to approve the site plan modification to a previously approved site plan was made by Michael Croissant and seconded by Matthew Sush  
5 in favor; 0 opposed

**4020 STATE ROUTE 42 REALTY LLC**

4370 State Route 42, Monticello, NY S/B/L: 13.-3-39

Donald McBride, Contractor

Chairman Kiefer- The ZBA extension has expired.

Mr. McBride – The site plans and building plans had a lack of information about the water line that needs to be ran. Finally, we were able to get an agreement with Thompson Square to run the water line. We would have already started if the water line issue didn't come up. I also talked to Keith Rieber about the sewer because he doesn't know if the sewer line runs into the manhole. We are trying to get the mechanical engineer to draw the water line, get the contract signed with Thompson Square mall and get the mechanical drawing for the HVAC.

Chairman Kiefer - How long will you need to be ready? Mr. McBride – Thirty days to get the drawing and get everything re-submitted. Vinny is not sure if he will continue. Paula Kay – The issue is your site plan approval is still valid the applicant's variances have lapsed. We can't grant any approvals for the extensions so you're go to have to go to the ZBA for variances again. These variances lapsed in February. Mr. McBride – Once they get the variance approval, they have to break ground? Paula Kay – No, you will need to come back here for the site plan extension. Richard McGoey –You will need to get a building permit within six months. Mr. McBride – Site plans are still fine? Paula Kay – As of right now. Jim Carnell – The site plan is coming up soon. You still have time to get onto the June ZBA.

Chairman Kiefer - You need to clean up the property. Matthew Sush – Any idea when you will be replacing the broken window? Mr. McBride – I saw that today; I will talk to them tomorrow.

Chairman Kiefer – They are still using the drive though, they agreed that they would not use it anymore. Jim Carnell – Once they re-due the building it will go away. Chairman Kiefer – I thought it was supposed to be shut down. Jim Carnell – No, not yet, thats with the new plans.

Chairman Kiefer – Please take down some of the flags. Michael Croissant – Make the place look nice for the summer. Richard McGoey – Will they be selling fireworks this year? Jim Carnell – You gave them approval last year but with the new configuration we didn't give them approval. We haven't heard from anyone yet.

A motion for a denial and to go to the Zoning Board of Appeals was made by Jim Barnicle and seconded by Matthew Sush

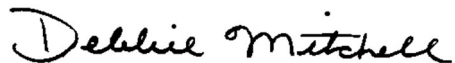
5 in favor; 0 opposed

Michael Hoyt- Did we approve Smokers Choice after the Public Hearing? Jim Carnell – No, we only talked about them cleaning up the tree tops. I was told today that they were still clearing. Michael Hoyt – Well they did a lot of clearing of the land. They were just in front of us for a fine for doing something similar. Chairman Kiefer – Well then, I guess we will have to fine them again.

Melinda Meddaugh – We discussed cancelling the advisory council since we have not used it for several years at last night's Town Board meeting. There was concern about the council not having any training. Paula Kay – Did you discuss the new 239 policy? Jim Carnell– No. Paula Kay – You should put that on the Town Board Agenda. Melinda Meddaugh – We now have Mary Beth Biancon for any environment projects.

A motion to close the meeting at 8:45 pm was made by Matthew Sush and seconded by Jim Barnicle  
5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in cursive script that reads "Debbie Mitchell". The signature is written in black ink and is positioned above the printed name and title.

Debbie Mitchell  
Secretary  
Town of Thompson Planning Board