

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, March 13, 2019



IN ATTENDANCE: Chairman Lou Kiefer
Jim Barnicle
Michael Hoyt
Debbie Mitchell, Secretary
Richard McGoey, Consulting Engineer

Michael Croissant
Arthur Knapp, Alternate
Michael Mednick, Attorney

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 March 13, 2019 at 7:00 p.m. to consider the application of **Tarpon Towers II, LLC** for site plan and special use permit for the purpose of constructing and operating a wireless telecommunications facility tower with associated antennas in accordance with §250-11 of the Town Code of the Town of Thompson.

The property is located in the HC2 zone off of Wurtsboro Mountain Road, Rock Hill, NY S/B/L: 35.-1-34
Jared Lusk, Nixon Peabody, LLP
Mike Crosby, Verizon Wireless Radio Frequency Engineer

Satisfactory proof of mailing was provided to the Board.

Mr. Lusk – As this board is aware of on January 24, 2019 we applied to the Town for this Project. I gave the Board all of the mailing for the Public Hearing. On the February 13, 2019 we received comments from the Town’s Engineer and on February 28, 2019 we responded to the comments. One of the comments is about the lack of cell service at Holiday Mountain Ski resort and we will address this issue later on. This will be a 184-foot lattice tower that will provide cell service in the area. This will have 12 antennas and will also have a generator on site. This will be on a 70’ x 75’ leased area. I ask the board and the public to look at the simulation of the balloon fly as been provided to you. And not what is being shown on Social Media.

Mr. Crosby - In the Town of Thompson we have several cell towers. Some cover areas well and other do not. One of the issues is with the location of the Lake Louise Marie area in Rock Hill as well as many other locations in Rock Hill. We have had several complaints that there is no cell service at this location. Our intent is to help this area as well as other area’s in Rock Hill. The towers that server the Rock Hill area are over burden throughout the year but especially over the summer months. We went through several different locations and came up with this site as having the best coverage. Notable areas that do not have coverage is at the Rock Hill Fire Department, Dutch’s Bar and Grill, The Ambulance Corporation, The Sullivan, Thompson Sanitation and other area’s in Rock Hill. Several years ago, we updated the site by Holiday Mtn but because of the tuff terrain that surrounds that site it made it difficult to cover these sites here in Rock Hill. We have other sites coming up throughout the Town of

Thompson in the next few months. Our Forestburgh North is going on line this coming summer. What is important about these sites is not only servicing these areas but also to help the towers that are over loaded. Once we off load those sites it increased those areas as well. Jim Barnicle – I learned this last time, that this not just Cell phones that puts the burden on these sites. Can you please explain? Mike Crosby – We all have cell phones that use not only voice but data as well. Your phones are always working sending and receiving information from all the apps you have on the phone, like Facebook is always updating. Plus, public utility companies are now using wireless devices that are going to be connected to the network. In the past voice and data were separate, but now they all use data. Today's technology just keeps growing. There are things that go across the network and we try and organize them by what is most important. We take into consideration the fact that sometimes we have a large load of calls like when there is a snow storm and people are stuck on the road. At this time a lot of people make calls all at once. Jim Barnicle – Also streaming like Netflix. Mr. Crosby - The most concerned area was Rock Hill and this tower will cover this area very well. We picked this site because it will cover the most people and then we will not have to put in another tower later on. The Holiday Mountain area is covered by the Bridgeville Tower. This is a none complaint area. We never had any complaints from this location. The Lake Louise Marie Tower was not intended to help Holiday Mountain since we never got any complaints from them. With the addition of this Tower we can take one of the sectors and point it towards Holiday Mountain. This should help the Holiday Mountain area a little bit. Chairman Kiefer – Holiday Mountain is looking to do a large concert this year and there will be lots of cell phone use so we need to improve this area. Mike Crosby - As far as I know the one building is the only issue I see here. But again, we have never gotten a complaint about not having coverage there. There are things they can do to help improve their area. We helped Thompson Sanitation placed a eFemto to help solve some their issues. Michael Croissant – Is this something they need to call you about and would this be free of charge? Mike Crosby – As of now it's free of charge. Michael Croissant – Is this something you can do? Mike Crosby – Yes, we would have to have that customer call us.

Public Comments

Stephanie Collins, President of Wanaksink Lake Club. - We were surprised to get a mailing on this tower, we did not know anything about it. We are against this location. We are not complaining about getting a cell tower, we just don't want it on this site. I wish we knew more about this project so we could have helped with it. I'm speaking for 260 plus family at the lake. The timing is bad since most of the people are not here. We are concern about our property value, health and the wild life. We are hoping for a better location. We are very active in our community. I feel that we got shoved to the side since we didn't hear about this until we got the mailing for tonight.

Tony Carlucci, General Manager of the Ramada. - I came here to work at the hotel 5 years ago and was surprised that there was still no cell service. I worked at Villa Roma and they had better cell service. The difference between the Villa Roma and Rock Hill is that Rock Hill is the gateway to our town. Our company has put a lot of time and money into rehabbing business. We have put so much time and work in to make everything look beautiful and to welcome everyone. We put all this blood sweat and tears in the town and it's a shame that we don't have any cell service. We have lost lots large group from coming to the Hotel because there was no cell service. During the week most of our clientele are

business people and they need their cell phones. We took some steps to help with the cell service at the hotel. We called a company who are experts with cell service to help build an interior network so our customers can have cell service in the hotel. The issue is there is not enough cell service outside the building to have full service throughout the hotel and this was going to cost a lot of money. And to do that for not having 100% service seemed pointless. So, we worked with Verizon and we got some commercial network extenders but, because of the design of the building it doesn't work perfectly. Whether at this place or another we need a cell tower. The technology outweighs the eyesore.

Sharon Rose, Wanaksink Lake – In the 1930 my family along with other family incorporated Wanaksink Lake. It was then a summer refuge. Our Board of Directors and members take pride in our lake and wild life. I'm opposed to the location of the tower, not only for an eyesore from our home but for the wild life.

Dick Rohan, Wanaksink Lake -I'm opposed to two things. The Wanaksink community should have had input into this location. I also would like to know who owns the Tower and the property the tower is being put on?

Krissy Walsh, Rock Hill – I grew up here, moved away and then moved back here 19 years ago and I was very disappointed in our Technology. This tower is a must and I'm not excited that the tower is in my back yard but we need it. The technology outweighs the eyesore. We are 20 years behind the times. Our Fire Service is affected by not having cell service as well as our lake communities. You probably don't realize how much comes off your cell phones. We definitely must do this and no matter how tall it will be. I know all about the line of site and that all locations are not right for a cell tower. We don't want to put up a tower and only affect 5 businesses. Please approve this project.

Michael Horan, Wanaksink Lake –Wanaksink Lake was hand dug before the civil war. The members and the small community take pride with living with nature. This tower will affect people's property values and affect the wild life as well. Its going to impact our tax dollars. Please relocate the tower to a commercial property.

Steve Vegliante, Resnick Corporation – I'm here on behalf of the Resnick Corporation. We have four businesses in the area and the Rock Hill Corner project. I want to thank the Wanaksink community because of the way they take pride in their lake, and they are great neighbors. The lack of cell phone service is not only inconvenient but it's a public safety issue. We have had customers running through the Hotel trying to get service on the phones so they can call 911. Our police and emergency workers need to use their cell phones. Two years ago, when we had that massive pill up we had people run up on our lawn trying to use their cell phones to let others know they were ok. I understand the concern of the Wanaksink Lake community. We support this project wholeheartedly.

Chris Porter - Wanaksink Lake, - I'm angry because those pictures you handed out are misleading. The only picture that is true is the map. We have two lakes that face west. We have 260 houses on our lake. Its' going to be way above the tree line. This is going to be 100 feet above our tree line and when we go outside to look at the sunset all we're going to see is this tower.

Carl Kerber, Rock Hill – I live next to the property where the Tower is going to be going. We have several cell towers throughout Rock Hill. There is the one on Rock Hill Drive, one on Wolf Lake Road, one coming up the hill from Wurtsboro and one going down towards Mountindale. Why not build onto the sites they have already? I understand they like to put towers on top of hills and sometimes this works and sometimes it doesn't. The picture they showed are not the greatest pictures. I think they should rethink the location and upgrade what is already there.

James DiNapoli – I have an office a few feet from the tower. The proposed height is 184 feet? I'm sure an environmental study was done. But what about the health impact with such a large tower. Are the other locations still in consideration?

Barbara Westermancroni – A couple of years ago there was no cell service and then we got it for two weeks and then it was gone again and no towers were added at that time. How did this happen?

Public Comment Closed

A motion to close the public hearing was made by Michael Croissant and seconded by Michael Hoyt 5 in favor; 0 opposed

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The property is located in the HC1 zone at the corner of Rock Hill Drive and Glen Wild Road, Rock Hill, NY S/B/L: 32.-1-34 & 32.-1-35.1
Glen Smith, Engineer
Steve Vegliante, Esq

Satisfactory proof of mailing was provided to the Board.

Mr. Smith - This project is on the corner of Rock Drive and Glen Wild Road. This is a 7-acre property. This is in the highway commercial zoning allowing retail uses and restaurants. The shopping center will be 30,000 square feet and then there will be two 5,000 square foot buildings for restaurants/shop or store. We are showing one entrance off of Rock Hill Drive and that location will be on the lower lot of where Pizza the Rock is now. There will be one entrance off of Glen Wild across from I86 automotive. We will have gravity sewer onto Rock Hill Drive. We will have two wells on the property. There will be 11,000 gallons of water usage per day. Traffic study was done last fall. The study was for the intersection of Rock Hill Drive and Glen Wild Road, Rock Hill Drive and Katrina Falls Road as well as the exit ramps off of 17. Our traffic consultant had also done the Dollar Store in Rock Hill. When doing a traffic study, they give the study a level service of A to D. "A" being the least amount of Traffic being affected and "D" being the most. Most of the intersection are "A" throughout the day and sometimes

"B" on higher traffic days off of 17. The Town's Traffic consultant will also be looking into this property. There are wetland on the east side, so everything on the down grade side will have bottle retention basins and underground detention pipes and everything will have a SWPPP.

Public Comments

Ed Gallant, Owner of Dutch's' – My only issue is that we should not get a traffic light or round about. I think this will really hurt Rock Hill. Mr. Smith - The Department of Public Works is not considering a traffic light or round about. Mr. Gallant – The project is good to me.

Chet Smith, Rock Hill – I'm currently a member of the Rock Hill Fire Department. On the current site map where do you show the dry hydrant? And what are you plans to do with it? Mr. Smith – Nothing, leaving it alone. Mr. Chet Smith – What are the sprinkler requirements for this building going to be? And the lack of public water source on Rock Hill Drive that might feed some of the business that are planning on coming here so, they wouldn't have to worry about portable water. Mr. Smith - I don't thing there is a requirement for sprinkler in a shopping center. But if there are, we will have to put in a storage tank.

Public Comment Closed

A motion to close the public hearing was made by Jim Barnicle and seconded by Arthur Knapp
5 in favor; 0 opposed

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The property is located in the RR1 zone located on Holmes Road, Monticello, NY S/B/L: 7.-1-26.7
Glen Smith, Engineer

Satisfactory proof of mailing was provided to the Board.

Mr. Smith - The property on Holms Road is on a 15-acre parcel that the Center for Discover owns and they are consolidating the lots. There lot already has a home on it. This is in the RR1 zone and they are allowed two residents homes on one lot. Originally this house was approved as an ambulatory residence and as they started to build it, then they discovered the need for changing it to a medically frail residential home defined known as Nursing home. The Nursing home changes the code from "R" residential to an I2. In this zone it requires site plan approval from the Planning Board. The property is in the Towns sewer district and they have two wells for their water supply.

Public Comments

No public comments

Public Comment Closed

A motion to close the public hear was made by Michael Croissant and seconded by Jim Barnicle
5 in favor; 0 opposed

CLOSED PUBLIC HEARING

Chairman Kiefer - The Board will not act on any of these hearing tonight.

Chairman Kiefer has appointed Arthur Knapp to replace Matthew Sush

Chairman Kiefer called the meeting to order at 7:54 p.m.

A motion to approve the February 27, 2019 minutes was made by Michael Croissant and seconded by
Michael Hoyt
5 in favor, 0 opposed

SCOTT MACE

2/4 Deerfield Court, Rock Hill, NY S/B/L: 52.-V-2-21 / 52.-V-2-22

Scott Mace, Owner

Diane Mace, Owner

Michael Hoyt is recusing himself from this project.

Mr. Mace – We bought this property two years ago it was basically a shell. We fixed it up and put it on
the Market. Since we are selling it, we need a lot line moved.

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

A motion to approve the Lot line change / Lot line improvement was made by Michael Croissant and
seconded by Jim Barnicle
5 in favor; 0 opposed

BIRCHWOOD ESTATES

Rod & Gun Club Rd, Monticello, NY S/B/L: 56.-1-46.1

Glen Smith, Engineer

Mr. Smith - The first sheet shows existing walking trails and where they want to put new walking trailing.
They also want to put guest parking along the roadway and to put up a gate by the resident's entrance.
And as Richard McGoey suggested put up another gate at the other entrance as well. We showed 70

parking spaces. Each of the 70 homes will be given one guest parking space with their name on it. But some people wanted two guest spaces. I'm showing on the map that the two spaces will be end to end. Michael Croissant – So then there is no way the first car can get out without moving the car in the back correct? Mr. Smith – Correct.

A motion to approve site plan modification was made by Arthur Knapp and seconded by Michael Croissant
5 in favor; 0 opposed

ERP GOLF COURSE

Thompson Road, Monticello, NY S/B/L: 15.-1-15
George Duke, Brown Sharlow, Duke & Fogel
Sonny Kong

Mr. Duke – This is for the golf maintenance building.

Richard McGoey reads through the comments since Mr. Duke had not seen them yet.

Mr. Kong – The flood plan development has been shown but we had no details, should this be updated?
Richard McGoey – Yes.

Mr. Duke – What was your final recommendation? Richard McGoey – I didn't know you were going to be here so I said to do "no action".

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

A motion to approve site plan was made by Michael Hoyt and seconded by Arthur Knapp
5 in favor; 0 opposed

GIBBER ROAD NEIGHBORHOOD

Gibber Road, Monticello, NY S/B/L: 6.-1-9
Glen Smith, Engineer

Mr. Smith – Were looking to get the boards ok to send out a notice of intent to be the Lead Agency on this project. I got Richard McGoey comments and Marybeth Biancon comments as well. I have addressed them and here is a copy of my responses.

A motion to send out Notice of Intent to be Lead Agency was made by Jim Barnicle and seconded by Michael Hoyt
5 in favor; 0 opposed

LAKEVIEW ESTATES

329 Anawana Lake Road, Monticello, NY S/B/L: 8.-1-31.1

Joel Kohn, representing the applicant

Mr. Kohn - I'm here tonight to get an amended site plan approval for two modification to the site. One is the Sunroom, this will be on a full foundation not on piers and the site plan was not updated yet but it will be. Michael Croissant – There are two additional spaces now? Mr. Kohn – Its one additional space, a deck and a crawl space. Chairman Kiefer - Will this be a bedroom? Mr. Kohn – No, it's a Sunroom. The second modification is the moving and screening of the compactor. There is also a note on the cover sheet showing the maximum number of bedrooms allowed. Richard McGoey – Is the note on the plans? Mr. Kohn - Yes.

Richard McGoey- Is there anyway to move the compactor back a little more off the road? Mr. Kohn – No, there is a wetland buffer. Richard McGoey – I'm concerned because of the gates being so close to the road and the gates sometimes get knocked off. I think if we can go back 10 feet it would be better. Mike Croissant – How about turning the compactor? Richard McGoey – I would like to see it moved back. Mr. Kohn – I think 10 feet is too much. Richard McGoey - How about 7 feet? Mr. Kohn - Ok, we can do that.

Jim Barnicle – Is there any potential of planning plants now that can mature thorough the summer for next year? Michael Croissant – Too much going on now let's wait on it.

Mr. Kohn shows the Board the landscaping land. Mr. Kohn - This has not changed at all.

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

A motion to approve the modifications to the previously approved site plan was made by Michael Hoyt and seconded by Jim Barnicle
5 in favor; 0 opposed

CHOICE PROPERTIES OF NY, LLC

146 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-2-56.2a

Lawrence Marshall, PE, Mercurio Norton Tarolli Marshall

Mr. Marshall – This is for an existing building on Rock Hill Drive, we want to expand the septic and parking spaces. We will have 80 employees at this site. Chairman Kiefer – What kind of business is this? Mr. Marshall – We run Smoker Choice and this is the main office. Chairman Kiefer – This will be just an office? Mr. Marshall – Correct.

Chairman Kiefer - Where you fined for building without a permit? Jim Carnell – Yes, they were and the fine was already paid.

Richard McGoey – We want to make sure the parking lot will be expanded since it was full the day I was there. Mr. Marshall -We are adding 20 more spots giving us 98 parking spaces.

Richard McGoey – Drainage improvement should be detailed and should avoid discharging towards the proposed septic system field. We know there was some work already done we need details of that construction.

Richard McGoey – Site plan details are to be added to the site plan including generator and propane tanks.

Richard McGoey – We noticed the dumpster does not have enclosures and we need to see landscaping details. We also need to see grading plans and the bulk table filled in.

Chairman Kiefer - Do you think we are ready for a Public Hearing. Mike Mednick – The Public Hearing is up to the board. I suggest it.

A motion to set the Public Hearing for April 10, 2019 was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

CHARM ESTATES

295 Ranch Road, Monticello, NY S/B/L: 16.-1-20
Joel Kohn, representing the applicant

Mr. Kohn - Charmed Estates is a 35-unit redevelopment. There is currently 28 units, they plan to demolish 27 units and construct 34 new units giving us 35 unit's total. They will have their own site wells. We had a public hearing and no one showed up. There is a hydrogeologist report already. Richard McGoey – We normally see the report before the drilling of the wells gets done and we didn't get anything. We like to see the adjoining wells being done. Mr. Kohn - All that info will be in the report that was done by Bob Miller. Richard McGoey – So the adjoining wells were already done? Mr. Kohn - Yes, not sure how many were done. But it's in the report. Chairman Kiefer – Do you want to see this report before any kind of approval Richard McGoey? Richard McGoey – I would like to see something. Mr. Kohn - Water approval was ok. We plan on having a SWPPP done for the septic.

Richard McGoey - Have you talked to the owner about a sinking fund? Mr. Kohn – I wasn't sure what it was since I was never involved before. I talked to Mr. Smith and now know what it is.

Mr. Kohn – There were no significant comments. Richard McGoey – We should of went through them during a work session.

Richard McGoey- There is a swimming pool in the front yard, do we need a variance for that? Jim Carnell - I don't know if there is anything in our code that prohibits it. Mr. Kohn – According to the Town Code §250-33B this pool is permitted in the front yard and has to be 50 feet from the property line.

Richard McGoey – I saw info about daycare? Mr. Kohn – That was an accidental copy and paste from another report. Richard McGoey – Ok.

Michael Croissant – I have an issue with the drill report not being seen yet. Mr. Kohn - There is a preliminary report showing that there is adequate water supply.
Michael Hoyt – And what about the neighboring wells? Mr. Kohn – They met all the requirements.

Jim Carnell – What is the bed count for what you have and what is proposed? Mr. Kohn – There is somewhere around 80 or 90 beds now and we are going up to 175 beds. Richard McGoey – I think we would want the monitoring of the wells done.

Mr. Kohn -This is just a preliminary approval. We have lots of time before this project is approved.

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

A motion for preliminary approval was made by Arthur Knapp and seconded by Jim Barnicle
4 in favor; 1 opposed by Michael Croissant

COLD SPRING COTTAGES

378 Cold Spring Road, Monticello, NY S/B/L: 49.-1-8.1
Joel Kohn, representing the applicant

Mr. Kohn - This project got approval about 1 year ago and we are now here for final approval.

Mr. Kohn goes over the comments:

1: The NYS Health Department approval has not been received yet. – The report was submitted but the comments have not come back to use yet.

2: Lot consolidation – The lot consolidation is part of the plan and has been noted.

3: The condition of the former bungalow colony on adjoining lot needs to be reviewed by the Building Department for demolitions and/or repairs of buildings. - There were some little additions that needs to be done and some roofs need to be repaired. Richard McGoey – Some work does need to be done and when will it be done? Mr. Kohn - We would like to do this work when we do the other work and no CO issued until everything is done. Richard McGoey –The problem is you could be a year before you need a CO and there are unsafe building on the property. Mr. Kohn – How

about before getting building permits? Richard McGoey – Some of these buildings are unsafe and needs to be fixed. I want a time frame. Michael Croissant – How about getting it done in 90 days? Mr. Kohn – OK. Jim Carnell - The 90 days is to correct any onsite conditions next door. Not to make full improvement to the structures.

4: The limit of wetlands is to be shown on the site plan – They are shown on the map.

5: The first floor of the site plan has been submitted and it indicates two bedrooms per dwelling unit. If the basements are to be proposed then they too must be submitted. – This was already discussed and only 2 units will have a basement out of the 20 units. These two building that have basements will only use them for storage not bedrooms.

6: Second sheet of the site plan should be labeled as sheet 2 of 17 – Done

7: A Developers Agreement should be submitted and review by the Boards Attorney. – Ok

8: Bonds and Escrows for engineering should be established and deposited before the signature of any maps. - Richard McGoey – Those estimates should be submitted to the Planning Board.

A motion for lot consolidation was made by Jim Barnicle and was seconded by Michael Croissant
5 in favor; 0 opposed

A motion for repairs to be done within the next 90 days was made by Jim Barnicle and seconded by Arthur Knapp
5 in favor; 0 opposed

RANCH ROAD REALTY, LLC

304 Ranch Road, Monticello, NY S/B/L: 16.-1-3 / 16.-1-4
Joel Kohn, representing the applicant

Mr. Kohn – This property is located on Ranch Road. There is a creek behind the property. This is 10 acres. There is already a single-family home and they want to add another 6 units for there family. We will need a variance from the Zoning Board of Appels for the setback and since they are adding 6 new units it makes this a Bungalow Colony also requiring us to go back to the Zoning Board of Appels. Chairman Kiefer – No plans with the vacant land? Mr. Kohn – Nothing as of now.

A motion for a denial and to be sent to the Zoning Board of Appeal was made by Michael Croissant and seconded by Michael Hoyt
5 in favor; 0 opposed

ROCK HILL LIQUOR STORE

184 Rock Hill Drive, Rock Hill, NY S/B/L: 32.-2-46
Colin Houston, PLS, North & Houston Land Surveyors

Mr. Houston – Our first question is whether this will be a corner lot? According to the town definition and the way I read it, it is not. The Town’s code of a street is; a public or private way that affords principal means of access to abutting property. There is no abutting property and there are no driveways coming off the Ramp for 17. I understand it’s a unique situation. Chairman Kiefer - What is the issue? Mr. Houston – By making this a corner lot it squeezes us on the lot. Chairman Kiefer – What is the difference. Richard McGoey – The difference is 35 feet for corner lot and 50 feet. Chairman Kiefer – That’s not that big of a deal. Mr. Houston – It is for us for what we are proposing. Richard McGoey –I have not gotten much of site plan from you yet.

Mr. Houston – The existing boundary for the right away for the on ramp is way over from where the travel way of the road is, and to add 15 feet just squeezes us down. Mike Mednick – We would need an interpretation of the definition. Mr. Houston – I have your definition of what constitutes as a street and an onramp does not. A Street is a travel way to a principal means to access to abutting property. A budding means, property’s that touch the property we are talking about. There are no driveways coming off the on ramp. Mike Mednick – We would have to take a look at it and make a determination.

Chairman Kiefer - The only thing I can say is that we need to have Mike Mednick and Paula Kay look into this.

Mr. Houston – What is the best path of least resistance? Mike Mednick – I would say to wait for us to make a decision.

Jim Carnell– It has been the towns position that when any property intersects with two public highways it is considered a corner lot. There is a separate section of the town code 250-15 that pertains to corner lots. It will tell you how to figure out what is a front yard, rear yard and based off of the 911 system where your address is, is considered your front yard and the opposite is the rear yard and the remaining is the side yard setback. This has been a policy that the Building Department, Zoning officer, this Board and the Zoning Board. I don’t think you need to go any further. Mr. Houston – I guess we will go to the Zoning Board of Appels.

Richard McGoey – You will get our comments. Some of the issues have been resolved. If you could show the electrical pole on the site map and we need a landscaping plan and lighting details. Also, there is a driveway that is not shown on the plans.

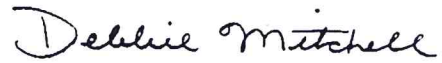
Mr. Houston – Since we are going to have a business and a residential on the same property how does this work? Richard McGoey – I had the same question for the Town Board Attorney. Jim Carnell – That needs to go to the Zoning Board of Appels as well. This is a mixed-use property and you will need a variance.

A motion to do a denial and send to the Zoning Board of Appels was made by Michael Croissant and seconded by Michael Hoyt
5 in favor; 0 opposed

Jim Carnell – You have until next Friday to get yourself on to the Zoning Boards Agenda.

A motion to close the meeting at 8:46 pm was made by Michael Croissant 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 typed name.

Debbie Mitchell

Secretary

Town of Thompson Planning Board