

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, January 22, 2020

IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Jim Barnicle
Paula Elaine Kay, Attorney
Debbie Mitchell, Secretary
Matthew Sickler, Consulting Engineer
Michael Croissant
Kathleen Lara, Alternate
Arthur Knapp, Alternate

Chairman Kiefer appoints Kathleen Lara as a voting member to replace Michael Hoyt

Chairman Kiefer called the meeting to order at 7:00 p.m.

A motion to approve the January 8, 2020 minutes was made by Matthew Sush and seconded by Jim Barnicle
4 in favor, 0 opposed

CRESCENT LAKE HOLDING, LLC

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

Matthew Sickler – Richard McGoey requested any step, decks or porches be shown accurately on the site plan. Mr. Gottlieb – Showing them now. And Richard McGoey also had a question about the shed behind unit 13 and I put a note saying that it had to be move and if they put the addition onto Unit 13 that the shed has to be 10 feet away.

Matthew Sickler- From the public hearing last time you said you are using reclaimed asphalt on the parking lot. Mr. Gottlieb – Yes, and its being expanded to provide property parking.

Matthew Sickler – What about the wastewater treatment plant, what did you find out? Mr. Gottlieb – I talked to the owner and he’s been trying to get the operation to give him information. They do have a permit that is up for renewal at the end of the month. But as far as the operation reports, nothing yet. Paula Kay – Anything the Board wants to do will have to be conditioned on the Towns review of the Treatment Plant. Matthew Sickler – I suggest that there is verification that the Plant is operating property as issued by the DEC. Mr. Gottlieb – Where should that verification come from? Matthew Sickler – Your office. Mr. Gottlieb – I have the permit information and will get the operators reports and make sure they are doing the test they need to do.

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

A motion to approve the application conditioned on the shed, the report and review of the treatment center and any additional engineering comments was made by Kathleen Lara and seconded by Matthew Sush

5 in favor; 0 opposed

9 GLEN WILD RE

9 Glen Wild Rd, Rock Hill, NY S/B/L: 32.-1-21

Tim Gottlieb, Gottlieb Engineering

Arthur Knapp is recusing himself from this application.

Michael Croissant is recusing himself from this application.

Mr. Gottlieb – I have added the dimension for the sign and where it's going to be located. We are waiting on details from the sign company. It's going to be a digital sign, and the bottom will be 9 feet off the ground plus another 4 feet in height, and 27 feet back from the corner and adjacent from the gas station.

Matthew Sickler – The fencing limits have been revised and the landscaping has been proposed. Mr.

Gottlieb – We reconfigured the impound area. Matthew Sickler - The dumpsters have been moved to the back of the impound area and placed on pads. They are inside the fenced in area and screened.

Richard McGoey requested details of the sign. And he also said that most of the stuff has been cleaned up except for a few pallets. Chairman Kiefer – Will they be removed? Mr. Gottlieb – I believe so.

A motion for negative declaration motion under SEQRA was made by Matthew Sush and seconded by Kathleen Lara

4 in favor; 0 opposed

A motion to approve the site plan conditioned on the removal of the pallets and final engineering comments was made by Kathleen Lara and seconded by Jim Barnicle

4 in favor; 0 opposed

RNR MOBLE HOME PARK

Anawana Lake Road, Monticello, NY S/B/L: 12.-1-33-1

Glenn Smith, Engineer

Mr. Smith - The applicant would like to change the length of some of the units from 60 feet to 68 feet. Roughly 94/95 units could have the extension without any kind of setback or encroachment. And the owner said only about ½ of those 94/95 units will probably be built as 68 feet. The foot plan is the same just a little bit longer.

Mr. Smith handed out floor plans of the two types of homes.

Mr. Smith goes over the comments

Comment #1 – The applicant wants to change the lengths of some of the units from 60 feet to 68 feet. The site plan shows all potential locations where the longer units will not result in a violation. – True

Comment #2 – We understand that it is unlikely that all of the units shown as 68 feet will actually be constructed. – If they do ½ that will be a lot.

Comment #3 – The Board should confirm that the additional 8 feet will not result in additional bedrooms. – We can put a note on the site plan saying no additional bedrooms. Matthew Sickler – Somewhere on the plans shows the bedroom count? Mr. Smith – Yes. Jim Barnicle – And the same manufacture? Mr. Smith – Yes.

Comment #4 – Jim Carnell pointed out that the building plan submitted for the community building/Shul is different than that which was submitted for a Building Permit. A revised plan should be submitted showing the new footprints. – The original plans had the community building at 100 x 60 feet. The actual plan is showing 100 x 50 feet, that 10 feet smaller. They added a handicapped ramp and a deck. Chairman Kiefer – It will be a dual use building? Mr. Smith – Yes.

Comment #5 – The new Shul will be two levels, the lower level will include a men’s and women’s Mikva, classroom and other facilities. The site plan should clearly identify the fact that there are two levels. – Mr. Smith hands out floor plans for the New Shul. Paula Kay – And the uses are listed as well? Mr. Smith – Yes, and the plans are in the Building Department now. Jim Carnell – Eric had some comments but for most part the plans are acceptable.

Matthew Sush – Any grading changes? Mr. Smith - Only minor changes.

A motion for minor modification to a previously approved site plan was made by Matthew Sush and seconded by Jim Barnicle
5 in favor; 0 opposed

A motion to close the meeting at 7:16 pm was made by Jim Barnicle and seconded by Kathleen Lara
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell
Secretary
Town of Thompson Planning Board