

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, April 28, 2021



IN ATTENDANCE:

- | | |
|---|----------------------------|
| Acting Chair Matthew Sush | Michael Croissant |
| Jim Barnicle | Kathleen Lara, Alternate |
| Michael Hoyt | Arthur Knapp, Alternate |
| Debbie Mitchell, Secretary | Paula Elaine Kay, Attorney |
| Matthew Sickler, Consulting Engineer | |
| Helen Budrock, Sr. Planner Delaware Engineering | |

A motion to start the Public Hearing was made by Michael Croissant and seconded by Jim Barnicle
5 in favor; 0 opposed

Acting Chair Matthew Sush appointed Kathleen Lara and Arthur Knapp as voting members for tonight's meeting to replace Chairman Kiefer

PUBLIC HEARING

Notice is Hereby Given that pursuant to the provision 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 April 28, 2021 at 6:30 pm to consider Monticello Chicken aka Popeye's for site plan approval in accordance with §250-11 of the Town Code of the Town of Thompson. The property is located in the HC2 zone at 4438 State Route 42, Monticello, NY S/B/L: 13.-3-40.3 / 13.-3-40.4

- Richard Baum, attorney
- Robert Grimaldi, Architect from G141 Architecture, LLC
- Kiran Muppala, Engineer from GreenbergFarrow
- Rich Procanik, engineer from GreenbergFarrow
- Pablo J Medeiros, representing the Thompson Square Mall – Heidenberg Properties

A Satisfactory proof of mailing was provided to the Board.

Mr. Baum – This application is replacing the previous Catskill Bank that is in the Thompson Square Mall. This is part of the project to revamp the Thompson Square Mall. The existing Building will be torn down and the new Popeye's will be put up. This will be the most modern design in the Popeye's franchise.

Mr. Muppala shows the Board the Site Plan.

Mr. Muppala – This will be a 2,416 square foot building with a drive-thru, with 19 parking spaces. Required parking is 16 spaces and we are doing 19. There will be 48 seats inside the restaurant with a trash encloser. We are required to have 1 ADA space and will have 2 ADA spaces. You will enter the

drive-thru from between Auto Zone and Popeye's and then drive around the building towards Route 42 and then exit in the same way you entered. You can have up to 5 cars stacked after ordering the food.

Paula Kay - You were in front of the zoning board? Mr. Baum – Yes and we got approval for all four variances. Mr. Muppala – The variances where: Required front yard from required 50' to propose 47.6', required side yard setback required 35' to 23.8', required combined side yard setback for Popeye's and Marshall's is 70' and proposed 49.1', and required total sign area for shopping center is 648 square feet to proposed 4,073.51 square feet. Mr. Baum – All those dimensions are better than the previous building had.

Jim Barnicle – I think we need more detail on the striping for the entrance to Popeye's for the drive-thru.

Mr. Grimaldi shares his screen to show the pictures of what Popeye's will look like.

Mr. Grimaldi – We first came up and looked at the existing building to see if we could use it. The configuration and placement on the site did not work for us so we decided to remove it and start new. Our setbacks are better than the existing conditions. This is the newest prototype of their stores. This store is the most up to date and modern. There will be stone along the bottom to match the surrounding buildings. Per the request from the Board. Under the Red canopy that is facing Route 42 will have some wood. There will be a dumpster enclosure that will be part of the building. Jim Barnicle – Will there be outdoor seating? Mr. Grimaldi – As of now, No.

PUBLIC COMMENT

Chet Smith, 145 Rock Hill Drive, Rock Hill, NY – I noticed the parking is limited to 19 spots and there are 48 seats. There are workers and hopefully they don't park in those spots. When there is parking in the remote areas across the lot is there pedestrian safety taken into consideration? People are going to need to cross a two-lane drive. In regards to the ADA parking spots, I see there are two provided and I'm sure they will always be full. Are there additional provisions for ADA parking in the adjoining parking lots? I've only been to the Popeye's in Middletown and I've never seen only 7 cars at the drive-thru. I've seen 15, 20 or more. What will happen with the rest of the cars and what are the ramifications to mall traffic? Mr. Muppala - In regard to parking we are doing more than required. If the parking lot is full, they can park next door by the Auto parts store. In response to the overflow parking, we can put in cross walks and work with the Town Engineer in regards to the safety of the pedestrians. We don't believe that we will have that many more cars going through the drive-thru. Paula Kay – We normally have the applicant come back with written responses.

Mr. Grimaldi – In the past year we have had an explosion with drive-thru's. Popeye's is increasing the dual drive-thru lanes but we can't do that here. They will have employee's outside with iPads taking the orders and putting them through when the drive-thru gets too busy.

A motion to keep the Public Hearing open until May 12, 2021 end of business day was made by Jim Barnicle and seconded by Michael Croissant
5 in motion, 0 opposed

Acting Chair Matthew Sush called the meeting to order at 7:02 p.m.

A motion to approve the April 14, 2021 minutes was made by Michael Hoyt and seconded by Jim Barnicle

4 in favor, 0 opposed

DISCUSSION ITEMS

CENTER FOR DISCOVERY

15-21 Holmes Road, Monticello NY S/B/L: 7.-1-26.1

Glen Smith, Engineer

Mr. Smith show the Board the site plan.

Mr. Smith - We are looking for a site plan approval for 2 new 10-bedroom homes on Holmes Road. The total parcel is 56 acres. The access will be from Holmes Road and will be a paved drive to a paved parking lot. We are proposing a connected drive from existing parking up to the 2 new 10-bedroom homes. We are running sewer to a man hole that services the Autism Campus. There is a very good well on the property and this will provide water to these two buildings. There is a farm drive and this will be used for the construction trucks to keep them away from the Autism Campus. We are looking for the Engineers comments. Not sure if we need a public hearing or not.

Matthew Sickler – I have no comments at this time. I can go through this application and then send my comments to Mr. Smith.

Helen Budrock – How many square feet are these buildings? Mr. Smith - I will get back to you on this.
Helen Budrock – Is a 239 needed? Mr. Smith - No. Helen Budrock – No variances requested? Mr. Smith - No. Helen Budrock – Referral to the Fire Department is sometime requested.

Michael Hoyt – Who is on the other side of the property line? Mr. Smith - A private home.

Mr. Smith - Can I ask about a Public Hearing; do we need one? Paula Kay – It is not required but there is a private property next door so it's up to the board. I don't know if we are ready for that yet.

Jim Barnicle – Will these be new clients or existing clients? Mr. Smith - This is for the medially frail pediatrics but I don't know if they are new or existing clients, I'll find out.

Jim Barnicle – The transportation from the new parking lot to the houses, how will they get there? Mr. Smith – They can walk. They will keep all the employee's down below and leave access for emergency vehicles.

Mr. Smith – There is sprinkler line and that will be tapped into as well.

Helen Budrock- Is there a SWPPP required? Mr. Smith – I will talk with Matthew Sickler but don't think so because we are under an acre.

JOYLAND PARK INC

130 Joyland Road, Monticello NY S/B/L: 23.-1-15.1

Tim Gottlieb, Engineer

Mr. Gottlieb – We are looking for approval for some buildings. There was an addition to the Shul that needs approval, as well as the caretaker's cottage, laundry building, Day Camp building and small bath/storage building and these are all existing. This is located on Joyland Road.

Matthew Sickler -Is there a Metal Storage Building with Canopy on the site plan? I can't seem to find it on the site plan. Mr. Gottlieb – Yes and we would like to get the canopy approved as well.

Helen Budrock - These where previously there? Mr. Gottlieb – Yes, they have been there for years and put there without approvals. Helen Budrock – Was this recently? Mr. Gottlieb – The Shul was done before my time, Caretaker's cottage has always been there, they just converted it. The laundry building, Day Camp & bath/storage has been there for about 5 years. Paula Kay – They will have to pay building without permit fees.

Matthew Sickler – There is water and sewer already ran to these building? Mr. Gottlieb – Yes, they plan on redoing the Laundry and bath/storage buildings.

Michael Croissant – Do you have plans for those that were built without permits? Mr. Gottlieb – Yes, except for the Shul since that was before we were involved. Michael Croissant – Are there inspection required? Jim Carnell – These were discovered during the fire inspection and Mr. Gottlieb is trying to get everything settled. Acting Chair Matthew Sush – Besides these issues are there any other open issue? Mr. Gottlieb – No.

Michael Hoyt – Is there a driveway for the Day Care? Mr. Gottlieb – Yes, there is a paved driveway. Michael Hoyt – And that is wide enough for emergency vehicle? Mr. Gottlieb – Yes.

Acting Chair Matthew Sush – Can you add a label to the plan for the width of the road? Mr. Gottlieb – Yes.

Kathleen Lara – Do they need to go to the Zoning Board of Appeals (ZAB) because of the setback issue? Helen Budrock – I believe they need to go to the ZBA for the addition to the Shul. Now that they added on to it, it has increased the non-conformity of the building. Paula Kay – I don't know if Mr. Gottlieb is ready or not.

Jim Barnicle - I think the fees should be handled before we go on. Paula Kay – Between now and the next meeting, Mr. Gottlieb can take care of them and then come back here for the denial to go to the ZBA.

Kathleen Lara – I think we need to do a Public Hearing.

ACTION ITEMS

MARTHA JOHNSON

9 Johnson Blvd, Monticello, NY S/B/L: 8.-1-18

Brian Johnson

Mr. Johnson – We are looking for an approval for a studio apartment in the house that is existing with a bath & kitchen. You asked to have the Building Department come and get approval. Brian Benzenberg was here and he said everything looks good. Paula Kay – Jim Carnell said everything was good.

Mr. Johnson – The outside stair case needs 4” risers and hand rails with closed return to meet code.

Helen Budrock - This is an existing mother-daughter home? Mr. Johnson – Correct.

A motion to convert a single-family home into a two-family home was made by Michael Croissant seconded by Jim Barnicle

5 in favor; 0 opposed

Paula Kay – I am recusing myself from this application and Larry Wolinsky will replace me.

AVON PARK AT ROCK HILL TOWN CENTER

Glen Wild Road & Rock Hill Drive, Rock Hill, NY S/B/L: 32.-1-9.2

Glen Smith, Engineer

George Duke, Brown, Duke & Fogel

Andy Mavian, BBR

Mr. Duke– Back in October we submitted an Application for a combination Warehouse and housing project. That has been withdrawn and resubmitted as a new application. The current proposed plan is for a Warehouse project of 2,000,000 square feet. Back in 2009 the Town of Thompson Planning Board adopted a project of 60,000 square feet commercial space and 1,613 residential units. That project is being modified with the current application. The project is for just the Warehouse. This is for a site plan application subdivision and special use permit. There already exists as part of the October submission, the Escrow and application fees.

Mr. Smith shares the site plan.

Mr. Smith - The property is 650 acres. It is currently 15 different tax parcels. The Warehouse will have access to Rock Hill Drive. We have left the residential houses on the site plan for SEQRA purposes. There were 213 homes originally and they have been eliminated for the warehouse. We are going to request a sewer extension. There will need to be a pump station in the front. There were original test wells done in the past. We will need a SWPPP done.

Mr. Duke— The modified project is eliminating the 213 family homes as well as well as the 60,000 square feet of commercial space. We expect a variance for the height since the required height is 35 feet and would need to go to 65 feet.

Mr. Smith - We need a denial for the height requirements so we can go to the ZBA.

Mr. Duke – We would like to get a reestablishment for Lead Agency.

Helen Budrock - Do we want to get an independent traffic consultant?

Jim Barnicle – Will the traffic consultant be able to tell us if the Road can handle the load of traffic from the tractor trailers? Matthew Sickler – Yes.

Larry Wolinsky – This is a previously approved master plan that is being modified. There needs a supplemental environmental impact statement to look at the specific environmental impacts that were identified. The applicant has submitted a letter. One of the first things the board needs to do is look at the letter and the list of items and make sure there are no additional items you want to address. Once we are good the applicant than comes back with its opinion of whether this modification results in any new significant adverse impacts. If it does then we proceed forward with a supplemental environmental impact statement to look at the specific environmental impacts that were identified. If not, then the Board is ok to make a finding that the information submitted has no new specific environmental impacts. Concurrent with that will be normal site plan review. I understand a variance would be required. There is an issue in my mind that once you deny you devoid yourself from jurisdiction of the project. I think this needs to be done at a later point and time. Preferable at the time when we make our SEQRA determination. Because it's an area variance you don't need a denial.

Helen Budrock - By law the Planning Board can't take action on any project until they have satisfied SEQRA. It might be helpful to take things one step at a time.

A motion to have an independent traffic consultant, town planner and town engineer as part of this project was made by Michael Hoyt and seconded by Michael Croissant
5 in favor; 0 opposed

A motion to take Lead Agency was made by Jim Barnicle and seconded by Kathleen Lara
5 in favor; 0 opposed

Mr. Duke— We are going to need to expand the sewer district. Is this something we can do tonight?

Helen Budrock – Larry Wolinsky, is this something we can take care of tonight?

Larry Wolinsky – Under the town law the applicant must submit a petition to extend the district to the Town Board. Helen Budrock – Where do we need to go from here? Larry Wolinsky - There are two documents that need to be adopted, one is for Lead Agency and the other is for notice of intent. This is a document under SEQRA, this document to become Lead Agency has to contain certain information. Helen Budrock – The applicant won't be back until that 30-day comment period has expired? Larry Wolinsky – I would like the Board to take a look at the letter and make sure everything has been addressed. Helen Budrock - The next meeting is May 12, 2021. This might not be enough time for the Board to get a traffic consultant. My recommendation is to come back on May 26, 2021. Then the Board can look over everything.

Michael Hoyt – Do you have potential tenants for the warehouse? Mr. Duke– Yes, we have been talks for several months now.

Acting Chair Matthew Sush – They won't be able to go from the residential property to the warehouse property? Mr. Duke– Correct. At this time there is no residential homes. Jim Barnicle – So there will be no road way going to Glen Wild? Matthew Sickler – Correct. Helen Budrock - To make it clear even though the plan shows homes it is not happening at this time. It's just the Warehouse at this time those houses were left there because of SEQRA. Mr. Duke – Correct we are only seeking approval for the Warehouse.

THE RENTAL CENTER OF MONTICELLO, INC

150 Bridgeville Road, Monticello, NY S/B/L: 31.-1-80.4

Tim Gottlieb, Engineer

Mr. Gottlieb – This project was Infront of the Board years ago. The site plan amendment was for a new building on the rear of the property for storage and repair. The project sat dormant for a few years. We met with Jim Carnell regarding putting a fence up and putting in lighting on the rear of the building to be shielded. The fence on the west side of the property will be screened with the inserts in the chain link fence.

Matthew Sickler – This proposal is for the building or was that previously approved? Mr. Gottlieb – I think it was approved and then we had to amend it. Helen Budrock- Is the building there? Mr. Gottlieb – It's been there for years. Jim Carnell - This building did receive site plan approval. There were some minor items that might not have been addressed. One thing we thought would be good was to have the screening on the fence. The lights might have been on the original plan but were not shielded and Mr. Gottlieb is here to clean things up. Helen Budrock – Fencing and screening wasn't included? Jim Carnell – It was but, in the winter, you can see more so we want to block the view now. Helen Budrock – So the two modification is the lighting on the building and the addition to the fencing for screening?

Acting Chair Matthew Sush – I thought we had limited the number of items that can be displayed. Michael Croissant -I think it had something to do with the delivery trucks. Jim Carnell – There was some limitation on display and the tractor trailer. We have not had an issue with any of those things.

A motion to a minor modification of a previously approved site plan was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

ICHUD GROCERY

3711 State Route 42, Monticello, NY S/B/L: 28.-1-27.1
Tim Gottlieb, Engineer
Rabbi Schwartz

Helen Budrock - One of the hold over issues was the cross walk. There is a letter from the Department of Transportation (DOT) showing that there will be no cross walk and there will be signage put up indicating pedestrian crossing.

Rabbi Schwartz – I don't believe we need a public hearing since this is just a minor modification to the site plan and we have already had a Public Hearing. Helen Budrock – Was the Public Hearing on the Grocery Store or on the whole project? Rabbi Schwartz – Grocery Store. Paula Kay – I don't really remember. I think we should have a Public Hearing since we always get lots of public that likes to talk. Kathleen Lara – I think with this project being seen by the public that it would be in your best interest to have a Public Hearing.

A motion to have a Public Hearing on May 12, 2021 was made by Kathleen Lara and seconded by Michael Croissant
5 in favor; 0 opposed

Rabbi Schwartz – We have changed the look of the building like the Board had requested.
Acting Chair Matthew Sush – If you can have pictures of the DOT signage that would be good for the Public Hearing.

ARI & MOLLY STRAUS

35 Serenity Lane, Monticello, NY S/B/L: 49.-1-4.2 and 49.-1-4.3
Ari Straus
Mike Watkins, Woodstone Development
Ken Ellsworth, Keystone Associates Architects

Mr. Ellsworth – Looking to do a lot line change for lot's 1 and 2 in the subdivision. We are asking to split into 3 lots. Lot 1 & 2 have a combine acreage of 10.59 acres. Lot 1 will be 2.06 acres with a 164' of frontage and lot 2 will have 2 acres with 265' of frontage then 2a would be the rest of the acres at 6.5' of frontage.

Paula Kay – You're looking for a lot line change and then changing from 2 lots to 3 lots? Mr. Ellsworth-Correct.

Mr. Ellsworth shares the site plan

Mr. Ellsworth – We know where the well location on Lot 1 is and there is a proposed location on Lot 2. We have sufficient room of separation for the wells and septic. The initial proposal was for the house on lot 2a to be up top.

Matthew Sickler – It is very straight forward, and they have done well with showing the wells and septic.

A motion for a sub-division modification to revise lot lines conditioned on Engineers comments was made by Michael Croissant and seconded by Arthur Knapp
5 in favor; 0 opposed

MACHNE OHEL TORAH FKA ESTHER MANOR

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

Joel Kohn, representative

Mr. Kohn - This was an existing camp that was neglected for years. Our group came in and bought the property and wanted to open it up two years ago but there was a lot of work that needed to be done. They got all the water and sewer approvals and we are hoping for the final sign off from the Department of Health (DOH) for the sewer soon. There was a Public Hearing last May. I submitted a letter from the Public Hearing with my responses to the public comments. We are not adding any buildings to the project we are making a few modifications to some buildings and adding some decks.

Kathleen Lara – This looks a lot better, better than it has in years. Michael Croissant – I personally don't think it looks any different than it did two years ago. I drive past it every day, I don't think it looks that good to me.

Helen Budrock - What is the update on the caretaker's trailer? Mr. Kohn - They would like to keep the trailer; we have taken it off the site plan. Paula Kay – That was requested to be removed at the first meeting since it's right in front. It's the first thing you see. Michael Croissant – Besides the trailing the fence hasn't really been changed much. The whole side fence is falling down. It looks like they snuck in a 5th wheel trailer behind one of the building and where is the sewer going? Is it occupied? Mr. Kohn - There is a mobile home in the back for when they are working there, the contractor stays there. Jim Carnell – I did talk to them about the camping trailer. It's typically normal for job trailers on projects and I did tell Mr. Kohn this might need to be discussed at tonight meeting. Mr. Kohn – This will be removed when the project is done. Paula Kay – There is a difference between a Job trailer and someone sleeping in a job trailer. Acting Chair Matthew Sush – Wouldn't a job trailer be on the site plan? Paula Kay – Yes, Acting Chair Matthew Sush - On this project they did a lot of work ahead of time prior to these approvals and that is why it is so far along. Some of the things still need a final approval and located on the site plan.

Helen Budrock - What do we want addressed for approval? Paula Kay – The trailer in front to be removed.

Mr. Kohn – I believe you don't have the right to remove this trailer. This is an existing building and I can just get a building permit for it.

Jim Carnell – They have 17 building permits out there. The majority are ready for Certificate of Occupancy (CO). One of the things keeping them from the CO is the water & sewer improvement that needed to be done. They do have the DOH for the water supply. I believe they were out there today for an update on the completion. The water and sewer are about 95% complete. Mr. Kohn – There are 5 building ready for CO.

Paula Kay – You know the trailer had been discussed to remove it. So why is it now a surprised to have it removed? Mr. Kohn - It's not a surprise. We can have a discussion and we can put it as a condition. We can have a work session. Paula Kay – I don't see why that would be necessary. Mr. Kohn – It was brought up a long time ago. Mike Croissant – It was one of the first things we discussed. Mr. Kohn - Mike Croissant, with all due respect, this project was bought for 2 million dollars and we got all kinds of permits. And when this project came in front of the Board the first time the first thing you said was something like, "they come into town and do what they want". Mike Croissant – Who said this? Mr. Kohn – You did. Mike Croissant – I would like to see that.

Helen Budrock - Mr. Kohn, what you are saying is that the trailer couldn't be occupied because of inadequate water and sewer is that correct? Mr. Kohn – No, the Board did not want it. Paula Kay – It's an eye sore. They have done a lot to clean this project up. Mr. Kohn – Mike Croissant doesn't agree and that is disrespectful. They have put in 2 to 3 million dollars' worth or repairs. And he said it doesn't look anything different than it did two years ago. Michael Croissant – I didn't say that it didn't look anything different that to my eyes it's not what it should be. Is it a dramatic improvement from two years ago, yes? Does it need a more, Yes?

Helen Budrock – I think it would be helpful with a checklist so we can move forward. Your client has invested so much money into this project. Is there a reason why that trailer is such a sticking point for your client? Mr. Kohn – I'm sure we can work this out. They want the trailer moved because it's in the front of the property. Paula Kay – I don't have an issue with the caretaker but just not in a trailer. That is a good location but from Day one the Board did not want a trailer in the front. Michael Croissant – It's still one of the gateways to the Town of Thompson and that is the issue. Helen Budrock – So if a condition could be to replace the trailer with something more modern and attracted in the same location, or do you not even want it to go there? Mike Croissant – Yeah something other than a trailer, that is more appealing to the eye is better then what is there. Kathleen Lara – It's clear they can do it; they took bungalows which we said no way to and now they are ready for CO. Michael Hoyt – I think they can have a trailer there but a new one. And as Mr. Kohn stated he has the right to do that. Have they done any modification to that trailer that is there now? Kathleen Lara – That would be a building Department issue. Michael Hoyt – Correct. Michael Croissant – At the beginning of this meeting we had a Public Hearing and we made them put stone around the building. Which we do with everyone because it dresses it up and makes it look good. They are in one of the main gateways. What make this project any different from anyone other project where we make them do things. It is ludicrous that we are going to put a trailer there and make it look like Hell. Helen Budrock – If the trailer was replaced with something new what do you think? Michael Croissant – I have no issue with that if it looks good

and with landscaping. Paula Kay – It's part of the site plan and we need to see it. It's something the Board has been talking about with the applicant since day one.

Acting Chair Matthew Sush – Currently there is no building on the site plan. Paula Kay – Correct because they were going to be remove it. You can put it back on Mr. Kohn.

Michael Croissant – When does the landscaping take place? Helen Budrock – Once the site plan is approved, I would think. And that can be a condition too. I think it will help dramatically to have the front landscaped. I believe Sullivan Renaissance came out and gave suggestion. Mr. Kohn – They are currently working with them now. Paula Kay – Can do a date in June for landscaping? Mr. Kohn – Since we are not going to get an approval tonight, I'm going to check in and see when they are going to have it. And I'll let you know by the next meeting.

Paula Kay – We need to work on the resolution for approval. Helen Budrock – We will work together for a site plan resolution.

Matthew Sickler – I need some confirmation on the water and sewer improvement that are completed. Maybe a status of what is done and what needs to be done. Mr. Kohn – Ninety-five percent of the stuff on the site plan has been done. Matthew Sickler - Ok, and you are going to get a certification from your engineer from the Health Department.

JUMPCHA PICNIC GROVE

410 State Route 17B, Monticello, NY S/B/L: 12.-1-62.3

Steve Green

Mr. Green – I did send this to the state and have not heard back from them yet on the entrance. I check with them every week. The owner asked if they could start to clean up the existing storage area/building. I was told I needed to come back to you so they can get electric to the storage building so we can put a door on it and clean it up. I don't see it on the agenda tonight, but the applicant asked if he could get a Temp permit for two weeks? And I don't know how that is going to go since we haven't heard back from the DOT. And I told him that. Paula Kay – Unfortunately we don't have any jurisdiction on that since it's not on the agenda. Mr. Green – And that is fine, I told him we don't have DOT approval so we can't really do anything.

Paula Kay – Why electric? Mr. Green – It's a power door for a large door and they want to put in lights in so he can clean it up. Paula Kay – Since there is no site plan approval the Building Department can't issue a building permit and this board can't issue a building permit. In regards to clean up, that is one thing, but in regards to an electric permit we can't do that. Mr. Green – Like we discussed at the last meeting, this is a storage building and it's ok to be used as a storage building. We would like to put light in there and an electric door. And Logan Morey said you needed to give us permission to do these things. Paula Kay – I think you need to go through the process.

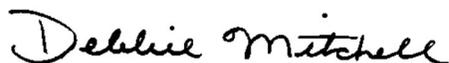
Jim Carnell – I think the process has been discussed and no permits can be given without any approvals. Jim Barnicle – Can they physically go on and start to clean up the site? Mr. Green – Yes, he has done some cleaning up of trees, garbage and put up a fence. Helen Budrock - The last meeting the Board had said no temporary approval would be given because of the safety issue. Acting Chair Matthew Sush – I thought the building wasn't part of the project. Mr. Green – He was told it can be used for storage. Acting Chair Matthew Sush – If he does need any more buildings, we will need to see it on the plan. Mr. Green – He doesn't need any more buildings. Everything he has is portable and can be stored in the building. Paula Kay – But all that needs to be put on the site plan! Mr. Green – It is.

Jim Barnicle – The liquor store in Rock Hill is looking good and should be a model for other projects.

Michael Croissant – I think the berm needs to be extended for BBIS. Arthur Knapp – The one down in Newburgh Auto Action on 17K, goes from one end to the other. It is matured and it looks very good. Michael Croissant – In its current state, when they start to bring in cars the glare off the windshields is going to cause issues. They need that berm now. Acting Chair Matthew Sush – That berm is coming in at a later stage. Helen Budrock – That area that didn't have the berm has a 100-foot buffer and then there's the storm water detention. Michael Croissant – But the stormwater retention is going to be at a grown level. Helen Budrock – But there may be some vegetation. They did those models and nothing is to be seen. We will have to keep an eye on it. Jim Carnell – The berm is part of Phase 1 and should happen sooner than later. As soon as they have all their permits, (which I think they do have) and as soon as they are done with the cleanup, they will start with the berm.

A motion to close the meeting at 8:46 pm was made by Jim Barnicle and seconded by Michael Hoyt
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell
Secretary
Town of Thompson Planning Board