

APPROVED

TOWN OF THOMPSON  
PLANNING BOARD  
January 8, 2025

IN ATTENDANCE: Kathleen Lara, Chairman  
Arthur Knapp  
Michael Hoyt  
Christina Cellini, Alternate  
Shoshana Mitchell, Alternate  
Matthew Sickler, Consulting Engineer  
James Carnell, Building, Planning, & Zoning  
Steve Vegliante, Consulting Attorney  
Laura Eppers, Secretary  
Helen Budrock, Consulting Planner

Chairman Lara brought the meeting to order at 7:11 pm with a pledge to the flag.

A motion to approve the September 11, 2025 and September 25, 2025 minutes was made by Michael Hoyt and seconded by Arthur Knapp.

All in favor, 0 opposed

Chairman Lara appointed Christina Cellini and Shoshana Mitchell as voting members for tonight's meeting.

Both the Michael Ivry and Sackett Lake LP projects requested to be removed from the agenda prior to the meeting.

**ACTION ITEMS:**

**OLD ROUTE 17 WAREHOUSE**

1283 Old Route 17, Harris, NY

Barbara Garigliano, Project Attorney

Barbara Garigliano – We are here tonight to ask the Board to declare the Negative Declaration and grant site plan approval for this project. We have prepared both resolutions, the approval and the NEG DEC, and sent those to your consultants for their review.

Chairman Lara – Helen, did you get a chance to review everything and are we good from a SEQR standpoint? Helen Budrock – Yes and everything looks good, but we usually take them in the form of two separate motions. Chairman Lara – Absolutely. Matt Sickler – There were a few comments on the SWPP that went out a week or so ago. Nothing major, but if you decide to take action, I would just ask it be conditioned on those being addressed. Steve Vegliante – I believe that is something covered by the resolution. Barbara Garigliano – Yes. There is a catchall condition to address any and all comments from the town's engineer. Chairman Lara – Great.

Chairman Lara – In my opinion, this is pretty straight forward and in a good location, so if there are no

objects, I think we are ready for the motions.

A motion for a NEG DEC was made by Arthur Knapp and seconded by Christina Cellini.  
All in favor, 0 opposed

A motion to approve the site plan, subject to all conditions listed in the approval resolution, was made by Michael Hoyt and seconded by Arthur Knapp.  
All in favor, 0 opposed

**WEISS REALTY**

49 Kroeger Road, Bridgeville, NY  
John Lavelle, Project Representative

John Lavelle – We are here tonight seeking a 6-month extension for this project. We are in the process of perfecting the easements necessary to widen Kroeger Road as well as the easements necessary for the two projects to share one entrance. Everything is going fine with those, but they are not done yet, so that is why we need to request the extension.

Chairman Lara – Before we get into anything, we just wanted to let you know there is an outstanding escrow balance for this project. Laura, how much is it? Laura Eppers – I don't know the exact balance, but it is approximately \$4,500.00. John Lavelle – Okay, can I have someone from Lanc & Tully call in tomorrow to get that? Laura Eppers – I emailed Kristen a copy of the statement already. John Lavelle – Okay, so I will have them take care of that. Steve Veglainte – Due to the outstanding balance, my recommendation to the Board would be to only grant a 1-month extension to give them time to pay that. Chairman Lara – That makes sense and as long as the balance is paid, we can discuss a 6-month extension at the first meeting in February.

The Board was in agreeance to the 1-month extension.

A motion to approve a 1-month extension was made by Arthur Knapp and seconded by Shoshana Mitchell.  
All in favor, 0 opposed

**PLATINUM LEAF**

196 Rock Hill Drive, Rock Hill, NY  
Will Young, Project Representative

Will Young – We are now 9 months into this new venture and we have been working really hard to be a good business in the community. We work with the local businesses and the fire department if we host any events that may generate a lot of traffic and make sure there isn't more than 1 event happening at a time. We have significant security measures in place. We have unfortunately had some individuals who tried to use fake ID's, but it was caught right away and delt with. To be very honest, our clientele is very happy for and with our services, and even though we are not just for medicinal use, we have a lot of customers who are medicinal. We have kept the property maintained and garbage free to keep it from being an eyesore. We have also organized our traffic flow to make sure we are not contributing to any traffic issues; especially with the highway exit being right there. So far, I think we have had a positive experience and have worked smoothly with the building department. We recently got notification that there is a well in the middle of the parking area that was a concern. The moment we got wind of that; we hired the right

people to take care of that. We are working very hard to be a good business in the Town.

Chairman Lara – Jim, your department hasn't heard any complaints, right? Jim Carnell – Right and I believe the issue with the well was a condition as part of the original approval. It was something that the DOH required as protection to the well casings. If you drive by you can see there are now big yellow bollards in the parking lot to keep cars from driving there. Other than that, we have no complaints.

Will Young – I was brought some financial data with me tonight. In 9 months, we have paid \$267,746.11 to the State and of that amount, \$29,749.60 has gone to the County and \$89,248.80 has come to the Town. So, from a business stand point, I think our business will be fruitful for everyone.

Christina Cellini – Are your hours going to stay the same? Will Young – We have changed any hours. We are open Monday – Saturday from 10:00 a.m. to 8:00 p.m. and on Sundays from 10:00 a.m. to 6:00 p.m. Those have not changed and those are actually OCN regulations. Chairman Lara – It seems like a lot of the business is dictated by the State, right down to your security and how you store everything. Will Young – Correct. They even regulate our signs, down to color and size. They are very specific on what we can do and we have been very diligent to follow their rules.

Chairman Lara – I think this project was just here to give an update, right? Jim Carnell – Yes. As part of their approval, they had to come to the Board after 6 months of operation to give an update. Chairman Lara – Okay and it sounds like everything is on the right track, so unless anyone else has anything to add, you are free to go.

No further questions or comments from the Board.

### **KROEGER ROAD USA**

Heiden Road, Monticello, NY

John Lavelle, Project Representative

John Lavelle – This is an assemblage of parcels that total almost 400 acres and we are looking to change the zoning on some of the parcels. I have brought with me tonight maps of the parcels; one showing their current zoning and one showing what we are proposing. Chairman Lara – Can you explain why your client is looking to add more CI? John Lavelle – For a little bit of back ground on these parcels, these parcels were formally known as the Trading Cove site and it was all engineered for a big casino project that fell through. Mr. Weiss has now acquired it and his background is in industrial sites; he has a warehouse under construction in Goshen and an Amazon delivery facility in New Windsor. The majority of the site is zoned commercial; some is HC-1 and some is CI. However, right in the middle of that is a big block of residential zoning, that kind of interferes with making one, big, contemporary development plan. If we can change the residential to commercial, we can either do one big building or two smaller buildings in a continuous commercial development. We have prepared a petition and sent it to the Town Board and they asked how the residents on Downs Road feel about this. So, we went out and met with all of those property owners and explained what our intentions are. They were unanimous in that they would much rather see commercial development in their back yards, opposed to more residential. They even wrote the Town Board a letter to that effect, but included a couple conditions. Some of those conditions were; proper screening, proper setbacks, no access/traffic on Downs Road, and I believe there was one more thing. Basically, they said if we can accommodate their conditions, they would rather see commercial development. The proposed change would leave all of Downs Road residential and there would be no access proposed to Downs Road at all, so that there will be no truck or car traffic on that road. Unless we

need it as an emergency access, which would shouldn't need because we have other multiple points of access. But if we did, we could put a breakaway gate there so that it would be used as an emergency access only. Chairman Lara – While premature, I know from what I have discussed with the other Planning Board members, we wouldn't want them to do anything on Downs Road. We wouldn't want an additional traffic on that road. It's not a road that is good for big trucks and it is all residential. John Lavelle – Right. This site goes all the way down to the exit, so all of the entrances and exits will be right there. So, there would be no need for traffic to be on Downs Road. The thought is to just have constant zoning. There is zero plan to do anything with the land on the other side of the river because it is very steep. It is undevelopable, but it helps with coverage. The main concern was with the residents on Downs Road, and they appear to be okay with everything as long as we uphold their conditions. Chairman Lara – I think we would want to see something to that effect in writing. Sometimes it looks good in writing, but that is not always what actually happens and we would like to be able to hold someone accountable for that. John Lavelle – That makes sense. Chairman Lara – Okay, but I'm going to open it up to my other board members to see what they think.

Michael Hoyt – What parcels exactly are they looking to change? John Lavelle – They are looking to change this RR-1 parcel to match the CI here and to change the HC-2 parcels, which are already commercial, to CI so they can all match and allow the same use. Steve Vegliante – And none of the tam? John Lavelle – No because they are not doing anything with the other side of Heiden Road. It is too steep and rocky.

Chairman Lara – He bought this property for the purpose of developing it, but he has other proposed warehouses that have never been built. John Lavelle – I know. He has faith. What is going on is that there has been a tremendous number of these kind of sites being approved in Orange County and hopefully Sullivan County is the next frontier, so my client is looking to get ahead of that. There are a handful of sites in this area that work for this and people are looking to be tenants and not land owners. So, Mr. Weiss has put a lot of faith and money into the anticipation of that need. Chairman Lara – I don't want this to come off wrong, but generally when you buy property, you look into its allowed uses first. John Lavelle – So, we had a contract for the 500,000 sq. ft. site with a company in California and they backed down at the last minute. But things like that happens. Even though that project is not part of this, what is happening with that site development wise. John Lavelle – They are marketing it to look for a tenant and trying to perfect the approvals on the adjacent site.

Chairman Lara – Helen, how do you feel about this potential zone change? Helen Budrock – I think the original petition came though almost a year ago, so it has been in discussions for a while now. At the beginning of this the Town Board was a little reluctant to move ahead with this because we are in the middle of a comprehension plan update and they wanted to wait for that to finish up. We are at the tail end of that process now and although the draft is not ready for the public yet, we have a draft future landings map and what is being proposed here is consistent with that and the desire to keep commercial and industrial development concentrated along the areas that have easy access from Route 17. So, I don't see anything that would be contrary to the direction the Town is looking to go, keeping in mind that the comprehension plan is still under development and has not been adopted by the Town Board yet. Chairman Lara – Thank you Helen.

Chairman Lara – Board members, does anyone else have anything to add? Shoshana Mitchell – My concern was really with the completion of the comp plan and Helen just addressed that. Chairman Lara – Right and it is a commercial corridor for all intents and purposes, but how does the rest of the Board feel about the situation with Downs Road and making sure the agreement made with the neighbors is in writing? Shoshana Mitchell – Absolutely, especially the part about the buffer because trucks will be coming in and out of the site. Chairman Lara – We would want to 911 address to be Heiden Road, so that it has nothing

to do with Downs Road. John Lavelle – Right. There would be no access from Downs Road and we have no issue putting that in writing. Did anyone give you guys a copy of the letters from the residents? Chairman Lara – I don't think so. John Lavelle – Okay, I will make sure I email those to you for part of your file. Steve Vegliante – We can also get those from our Town Clerk.

Christina Cellini – I know this is still trying to just get Town Board approval to change the zones at this time, but my concern is that this will put a lot of pressure on that exit there. Especially with the other two proposed warehouses using that exit as well. I know this is not the appropriate time for this discussion, but I just wanted to bring it up. Chairman Lara – They are going to have to go through the whole Planning Board process, so they will need review from the DOT and they will have to consider the other two warehouses as well. Helen Budrock – And the Town Board is going to have to do their own public hearing and SEQR. Christina Cellini – Okay.

Jim Carnell – Also at the Town Board meeting, because you guys were mentioning the buffer, they were discussing keeping the district boundary at least 100 feet off of the property line. To ensure at least those 100 feet no matter what development is proposed. Matt Sickler – The zone line? Jim Carnell – Yes, the district boundary line. Steve Vegliante – That makes sense. Jim Carnell – And I believe that the neighbors indicated that they were amendable to that.

Chairman Lara – So, it sounds like from what Helen said, this fits right in with the direction the comprehensive plan is heading. Steve, are you also okay with it? Steve Vegliante – Yes and actually Helen and I were just talking about it, and I thought about maybe recommending a subdivision to create that buffer in between the RR-1 lots and this. However, the Town Board has already thought about that by incorporating that 100-foot district buffer, so that also works. The only thing I will add is that this Board has not seen the letters from the neighbors yet, so maybe you want to see those first? Chairman Lara – This still has to go back to the Town Board and this is just here for our recommendation, right? Jim Carnell – Yes and they will have to have a public hearing. Chairman Lara – Okay. So, Laura, if you would get those letters to us tomorrow, we can take a look at them and see if we have any questions. Otherwise, we will kick this back to the Town Board with our recommendation being in favor of the zone change, subject to the conditions laid out by the neighbors.

### **SILBERT'S RESORT**

14 Bard Road, Monticello, NY  
Joel Kohn, Project Representative

Joel Kohn – This is an existing bungalow colony located on Bard Road and is currently in the SR zone. This here is the current zoning map and as you can see, most of the neighboring parcels and other parcels in the area are in the HC-2 zone. Along Anawana Lake Road, here, and Walmart is right on the other side of Bard Road. So, they are looking to change the zoning of this parcel to the HC-2 zone, to make the existing project a conforming use.

Chairman Lara – Jim, can you give us a little comment on this? Jim Carnell – I think Joel explained it pretty well. They are currently a non-conforming use in the SR zone, which has limited them from further expansion and development. They have had several fires and lost several buildings over the years. They were looking to now replace some of those buildings, but because it has been more than a year, they lost their grandfathered rights preventing them from doing so. The only thing I would add is that this is in the sewer district, so if and when they come back to this Board for any approvals, the pump station there will have to be upgraded; per Mike Messenger. Chairman Lara – Thanks Jim.

Chairman Lara – Helen, what do you think? Helen Budrock – Same sort of situation here. The Town Board has sort of held off on entertaining any zone changes until the comprehensive plan has been finalized, but this is consistent with the proposed future landings map. We have been trying to limit this kind of development in the areas where there is existing water and sewer. Obviously, this is right adjacent to the HC-2 zone, so it is not spot zoning or anything like that. I will say that the comprehensive plan committee did talk quite a bit about recommending some future zoning changes with regard to the fact that bungalow colonies are non-conforming uses in the SR zone and that kind of prevents them from developing further. So, I think this is consistent with everything they are looking to do. Steve Veglainte – I agree with Helen and I think this is a step in the right direction.

Joel Kohn – They actually did get Planning Board approval previously to rebuild some of the units destroyed by fire. However, that approval is getting ready to expire, so I was hoping we could get a 6-month extension on that while we are here tonight. Chairman Lara – Steve, Helen, how do you guys feel about that? It is on as an action item, just not specifically for that. Steve Veglainte – I don't think that is an issue. Chairman Lara – Okay. Joel Kohn – With that, they got their approval back on June 14, 2023 and they received an extension last June, making it good till January 14, 2025. So, this is due to expire in just a couple of days. I was not involved with the original approval or the first extension, so I just noticed this need an extension and thought I would mention it while we are here. Steve Veglainte – I don't think it is an issue with the Board reviewing it tonight, but I would ask that the applicant get an amended application filed. Chairman Lara – Okay.

No further questions or comments from the Board.

A motion to approve a 6-month extension, until June 14, 2025, was made by Michael Hoyt and seconded by Shoshana Mitchell.  
All in favor, 0 opposed

The Board agreed that their recommendation to the Town Board would be that they are amenable to the zone change for this parcel.

### **MINSKY GLAMPING**

Swinging Bridge Estates Road, Monticello, NY  
Abraham Mizrahi of Fast Build, Project Representative

Chairman Lara advised the applicant that there is currently an outstanding escrow statement that needs to be taken care of.

Abraham Mizrahi explained that this project is back in front of the Board because more of the site was cleared than was approved. The approved site plan only showed .5 acre of disturbance, but 2.75 acres were cleared. The engineer who originally presented this project only accounted for the roads and the square footage of the glamping units and not the clearing that would have to be done to move the containers. After meeting with Jim, Matt, and Steve, it was determined that the SEQR for this project has to be re-done. We also discussed that SEQR could be re-opened without a public hearing as this is just a minor amendment. Steve Vegliante added that we are still waiting to see a revised SWPP, but after looking at the revised site plan, they did not see any reason for a new public hearing. However, that is really up to the Board. Abraham Mizrahi advised that the SWPP was done and they had site meetings with the DEC. They have started to stabilize the site and are about 40-50% done, but will have to wait until the ground

thaws out to finish up. Matt Sickler advised that he received and reviewed the SWPP and comments for that will be sent out in the next day or two. Nothing too big or show stopping, just some cleanup he would like to see for consistency between the two SWPPs. Steve Vegliante added that even though there is no requirement to hold another public hearing, there is a requirement for public notice advising that the SWPP has been amended. That way the public can comment if they wish. Helen Budrock advised that we don't see this kind of situation too often, but there is a process you need to follow when a negative declaration is amended. The changes made need to be put into writing and published, so that the public gets the opportunity to comment.

The Board had the below questions and comments:

- You mentioned storage containers; did you change the type of units that were approved?

Jim Carnell explained that prior to the applicant submitting an application for this site, he brought in shipping containers to transform into glamping units. The Board was not comfortable with those, so he changed them to the small, prefab R.V. units, that were approved.

- Unfortunately, stuff like this seems to happen with all of the applicants' projects and the neighborhood is up in a roar.

Abraham Mizrahi stated that Fast Build is now the GC for this project and they have a good reputation around the county. He will make sure that they familiarize themselves with the site plan so that everything will go smoothly moving forward.

- Will the trees that were removed be replanted?

Abraham Mizrahi stated that if the Board would like to see that, they will. The Board stated that it would probably go a lot further with the neighbors if they were.

After some discussion, it was decided that the applicant will come back in 2 weeks with an updated site plan. Then Steve and Helen can work on a formal resolution outlining the changes between to original and updated SWPPs, so that a legal notice can be created and published.

## **GARDEN COTTAGES**

Varnell Road, Monticello, NY

Joel Kohn, Project Representative

Joel Kohn advised that after many months of hard work, this project has finally received Zoning Board approvals for the requested variances. This is now back in front of this Board to move forward with site plan approval. If the Board is comfortable, the next step would be a public hearing and as the project right next door, 98 Varnell, has their public hearing already scheduled for February 12, 2025, they were hoping to get a public hearing scheduled for the same day. That way if there is any public that would like to come out for the two projects, they would only have to come to one meeting.

The Board had the below question:

- Was there a big public turnout for the ZBA public hearings?

Joel Kohn advised that there were 5 or 6 neighbors who came out. Jim Carnell advised that we can supply this Board with any comments received from the public.

The Board agreed that they are comfortable with scheduling the public hearing.

A motion to schedule a public hearing on February 12, 2025 was made by Michael Hoyt and seconded by Arthur Knapp.

All in favor, 0 opposed

**DISCUSSION/POTENTIAL ACTION ITEMS**  
**(as determined by the board):**

**ESTATES AT ROCK HILL – SECTION B**

N Emerald Drive & Treasure Lake Road, Rock Hill, NY

No one was in attendance for this project.

**CATSKILL HOSPITALITY**

29 Golden Ridge Road, Monticello, NY

Gavin Vuillaume, Project Engineer

Brijesh Patel, Applicant

Gavin Vuillaume explained that this project went for its work session to nail down the variances that would be required and the proposed use.

No questions or comments from the Board at this time.

Steve Vegliante suggested that since the proposed use of this project has changed a few times, it should be referred to the Zoning Board for an interpretation. The Board agreed.

A motion to deny and refer this project to the Zoning Board of Appeals with a referral to make an interpretation was made by Michael Hoyt and seconded by Charistina Cellini.

All in favor, 0 opposed

**FAMILY FUN PARK**

65 Friedman Road, Harris, NY

Joe Churgin, Project Attorney

Joe Churgin explained that this project had their work session on the proposed indoor recreation building since they were last here, where everything was ironed out. However, since then, the owner has added three more items to the site plan; a pirate ship, a drop tower, and a space traveler. They are proposed to be located down the hill, so the noise shouldn't be an issue.

The Board had the following questions/comments:

- The rides are proposed to be on the opposite side as Hidden Ridge, but are not a small ask.
- The walking path up by Hidden Ridge has been removed and per the Building Department, there has been no complaints this year.
- What size are these rides?

Joe Churgin advised that they are similar to carnival rides and passed around some example pictures.

- Who inspects these rides again?

Jim Carnell advised that the Department of Labor inspects them annually and issues an operating permit.

- Will the rides be inside the recreation building?

Joe Churgin advised that they will not be. They will all be stand-alone structures.

- These rides would probably require some additional screening to be added; not just for the noise, but also for the lights.

- Is there any other place on the property these can be located?

Jim Carnell pointed out that no matter where on the property these rides go, they are going to affect some residences.

- These rides will have impacts that will need to be discussed in detail as part of the SEQR process, such as sound and light.

Joe Churgin suggested a decibel limit be set for the rides to help with the noise impact.

- Impact studies will be required, so those things can be handled/addressed by the engineers who specialize in those fields.
- This project is essentially becoming an amusement park and may no longer be the same use. A ride that takes someone up 20 feet and drops them is in a different category as a carousel ride or some go-karts. This site has become a lot more than some fun rides and a petting zoo.
- There needs to be a master plan for this site showing the whole proposed build out, instead of doing it piece by piece.
- There are previous items that have been approved, but never built, such as, but not limited to, the carousel and the bike path. Are these new proposed rides in addition to the previously approved stuff or in place of?

Joe Churgin advised in addition to.

- It would be helpful to see a site plan that shows what has already been constructed, what has been approved but never constructed, and what is currently being proposed.

No further question or comments from the Board at this time.

Joe Churgin expressed that the applicant was hoping to get a public hearing scheduled for sometime in February, but it sounds like with the new proposed rides, that is not going to happen. The Board confirmed that and suggested that he speak to his client and advise that three really big carnival rides may not be the way to go. Maybe he can reduce the number of rides or pick different rides that won't have such large impacts. They can schedule another work session if that will be helpful.

After speaking with his client, Joe Churgin advised that they are willing to withdraw the request for the three additional rides if that would help move this along and get a public hearing scheduled. They will revert to the plan that was previously submitted/presented; with only the indoor recreation building being proposed. The Board was comfortable with that and agreed to schedule a public hearing for the second meeting in February. No 239 referral needed this time.

A motion to schedule a public hearing on February 26, 2025 was made by Shoshana Mitchell and seconded by Kristin Boyd.

All in favor, 0 opposed.

### **CAMP CHAMIDIM**

514 Katrina Falls Road, Rock Hill, NY

Joel Kohn, Project Representative

Joel Kohn explained that this is currently a pre-existing, non-conforming bungalow colony that is proposing to add the use of a summer camp for special needs children. The bungalow colony is not a permitted use in the RR-2 zone, but the summer camp is. They are also proposing to construct a shul/mikvah building, a dormitory building for the campers, a main building with a dining room, gym, and staff dormitory, and 10 classroom buildings. There will be a maximum of 120 campers, 60 counselors, and 30 staff members plus their families. The bungalow colony portion of the site will be used for the staff and their families and the

campers/counselors will stay in the proposed dormitories. The existing pool is currently in bad shape and does not meet the setback requirements; they are proposing to install a new pool and relocate it to address both issues. Perc and soils tests have been done already, but they are still determining the size that will be needed. There are two existing entrances that will be improved and one will most likely be used for emergency access only. There are 32 parking spaces proposed and a field that can accommodate any over-flow parking. There will be a few field trips throughout the duration of the summer where the kids will be bused in and out, but no daily traffic. The site has existing wells and a new septic system is being proposed. The site plan submitted is the master plan for the next decade or two.

The Board had the following questions/comments:

- The classroom buildings appear to be right up against the cliff.

Joel Kohn advised that the cliff is actually quite a bit away from these structures.

- Will the camp be for boys or girls, or both?

Joel Kohn advised that he believes it will be for boys only.

- Concerned about the steep slopes on the site; especially for children in wheelchairs.

Joel Kohn advised that these children will be more high functioning and there will be additional staff, as a bigger ration of staff to campers are required. Matt Sickler added that some of the slopes will have to be deducted and density/area calculations will be required for the steep slopes as the project proceeds. Also, any construction on the slopes will have to be reviewed.

- Is there any other place the classroom buildings could go? Or maybe they could be combined into one larger building and relocated.

Joel Kohn advised that they are looking to keep as much distance/open space between the bungalows and the classroom buildings as possible. Also, it would be more costly to have one big building, instead of ten small buildings.

- How many students per classroom?

Joel Kohn advised that he is not sure, but can get that answer.

- Will there be any playgrounds?

Joel Kohn advised that there will be some playgrounds, they are just now sure where they will be located yet.

- Is the entrance located at the top of the hill going to be for emergency or primary access?

Joel Kohn advised that due to the poor sight distance there, it will be the emergency access.

- What is the condition of the existing bungalows?

Jim Carnell advised that some of the units collapsed and were demolished a few years back, but the other structures were being occupied.

- Not confident many of the existing buildings will be salvageable.
- Likes that the applicant is doing what they can to move as far away from the road as possible.

No further questions or comments from the Board at this time.

The Board agreed that this project would benefit from a work session.

Jim Carnell brought to Joel Kohn's attention that dimensions for the structures have not been provided yet, so he was not able to calculate the Planning Board fees. That would need to be provided prior to scheduling a work session.

#### **LIBERTY PIZZA – VILLAGE 239 REFERRAL**

No comments from the Board.

A motion to close the meeting at 8:45 p.m. was made by Michael Hoyt and seconded by Arthur Knapp.  
All in favor, 0 opposed.

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

