

**APPROVED
DRAFT**

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, JUNE 25, 2014**

IN ATTENDANCE: Chairperson Patrice Chester Lou Kiefer
 Michael Croissant Matthew Sush
 Paula Elaine Kay, Attorney Kathleen Brawley, Secretary
 Richard McGoey, Consulting Engineer

Absent: Melinda Meddaugh, Bobby Mapes (alternate), James Barnicle (alternate)

Chairperson Chester called the meeting to order at 7:00 p.m.

A motion to accept the June 4, 2014 meeting minutes was made by Lou Kiefer and seconded by Matthew Sush
4 in favor, 0 opposed

A motion to accept the June 11, 2014 meeting minutes was made by Matthew Sush and seconded by Lou Kiefer
4 in favor, 0 opposed

CENTER FOR DISCOVERY (THYME HOUSE) - 29-31 Holmes Road - S/B/L: 7-1-13.4
Glenn Smith, P.E. and David Fanslau

Mr. Smith advised that the smaller map is a site plan of the CSA Farm to show the location of the Thyme Residence and the proposed location. With respect to the Town Engineer's comments, and more specifically, the water supply for the addition, we will show it on the plans. Town Engineer McGoey advised that the existing siamese connection needs to be corrected with a new separate valve.

Mr. Smith further advised that with respect to handicap accessibility, the door sills are at grade. There are no porches or decks proposed and it is pretty straight forward. The entire campus is handicap accessible. The Building Department referred the applicant here for site plan approval when they submitted the plans for an addition.

Mr. Smith acknowledged that there is some confusion concerning escrow monies for prior projects, but Mr. Fanslau will take care of that. Attorney Paula Kay advised that she will meet with Mr. Fanslau Monday morning and discuss the escrow issue. Their numbers vary, but not by a lot. She believes the total amount outstanding is \$400.00.

Chairperson Chester asked for a motion for negative declaration motion under SEQRA and a motion was made by Matthew Sush and seconded by Lou Kiefer.
4 in favor, 0 opposed.

A motion for approval of the modification of the previously approved site plan, subject to resolution of the escrow issue discussed, was made by Matthew Sush and seconded by Lou Kiefer.
4 in favor, 0 opposed.

MONTICELLO RESORTS - 171 KAUFMAN ROAD - S/B/L: 12-1-5.1

Jay Zeiger, Esq. and Ari Kornbluh

Mr. Zeiger thanked the Board for fitting this applicant in at the last minute. Mr. Zeiger provided the Board with a small version of the site plan and advised that when they were before the Board two weeks ago the Board approved the location of the temporary trailer with some conditions. Now, the applicant would like to move the trailer to a different location on the site. Town Engineer McGoey asked if the applicants are running service to trailer and if so, electric, water and sewer lines must be shown on the plan. Chairperson Chester advised that the Board wants to be sure you are not placing the trailer over any of the service lines. Mr. Zeiger asked Mr. Kornbluh if the trailer is being connected to sewer and Mr. Kornbluh advised it was. Mr. Kornbluh further advised that there is sewer service already and showed Town Engineer McGoey where lines are located on the maps. Attorney Paula Kay asked if the applicant submitted the bond and Mr. Kornbluh stated they had not, as they were waiting to see where they would be permitted to place the trailer. Mr. Kornbluh advised that Logan Ottino said it would be a \$5,000.00 bond. Discussion was had by the Board as to the amount of the bond. Mr. Zeiger advised that there are two trailers and perhaps Ms. Ottino meant to have a bond amount set in place for both. Chairperson Chester advised that this is different than a fine. Mr. Zeiger advised that he was not aware of any fines. Attorney Paula Kay advised that there is a fine of \$1,000.00 for building without a permit. Town Engineer McGoey further advised that if the trailer was installed without a permit or electric inspection, there will be a fine. Mr. Kornbluh advised that the trailer there previously but we moved it to a different location on the site and that he had an electrical inspection and building permit. Town Engineer McGoey asked if it was before or after the trailer was moved and Mr. Kornbluh said after. Town Engineer McGoey advised that when you moved the trailer without obtaining a permit, that is when the fine was imposed. A question was raised as to who sets the bond amount. A portion of the June 11, 2014 meeting minutes were re-read to the Board, as follows:

“Chairperson Chester asked for a motion to approve use of the trailer for a temporary classroom with the following conditions: that the trailer is removed by September 30, 2014, that the trailer is handicap accessible, that the applicants get a building permit for the trailer and security is deposited with the Town in an amount to be determined by the Town Engineer for the removal of the same, and a motion was made by Lou Kiefer and seconded by Michael Croissant.”

Town Engineer McGoey advised that \$5,000.00 should be enough to cover the bond for removal of both of the trailers or \$2,000.00 each, together with a \$1,000.00 fine.

Chairperson Chester advised the applicant that the Board will approve the amendment to its prior approval subject to the conditions noted at the June 11, 2014 meeting.

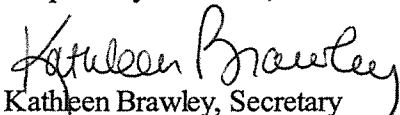
Michael Croissant advised that the bathroom needs to be handicap accessible and Town Engineer McGoey

advised that the entire trailer has to be handicap accessible. Mr. Kornbluh advised that the bathroom is not handicap accessible. It does not come that way. Town Engineer McGoey re-iterated that the bathroom and the entire trailer must be handicap accessible. Chairperson Chester advised that it is New York State Law. Mr. Zeiger advised that it will be done.

Chairperson Chester asked for a motion to approve the relocation of the previously approved trailer for a temporary classroom with the following conditions: that the trailer is removed by September 30, 2014, that the trailer and bathroom therein is handicap accessible, that the applicants get a building permit for the trailer and that \$5,000.00 be deposited with the Town per the Town Engineer for removal of the two trailers (\$2,000.00 each or a total of \$4,000.00) and payment of the \$1,000.00 fine for building without a permit and a motion was made by Lou Kiefer and seconded by Matthew Sush.
4 in favor, 0 opposed.

A motion to adjourn the meeting at 7:13 p.m. was made by Lou Kiefer and seconded by Michael Croissant.
4 in favor, 0 opposed.

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board