

**TOWN OF THOMPSON  
PLANNING BOARD  
WEDNESDAY, November 12, 2014**

**APPROVED**

**IN ATTENDANCE:** Chairperson Patrice Chester  
Lou Kiefer  
Melinda Meddaugh  
Jim Barnicle (alternate)  
Paula Elaine Kay, Attorney  
Matthew Sush  
Michael Croissant  
Bobby Mapes (alternate)  
Kathleen Brawley, Secretary  
Richard McGoey, Consulting Engineer

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

A motion to accept the October 22, 2014 meeting minutes was made by Lou Kiefer and seconded by Matthew Sush  
5 in favor, 0 opposed

**ALEXANDER LORIS - Southwoods Drive - S/B/L: 50-1-8.3 and 8.4**

The applicant did not appear.

**11 FAIRGROUNDS, INC. - 2 Fairground Road - S/B/L: 30-1-1 and 30-1-2.2**

Tim Gottlieb, P.E.

Mr. Gottlieb advised that the applicant wants to enclose an outdoor area so they can have outdoor storage. They would also like to consolidate the two tax lots. There will also be a road dedication.

Chairperson Chester advised that the Board notes that there was a previously approved site plan for this property. It appears that some of the items have still not been addressed, such as landscaping and cleaning up the loading dock. Town Engineer McGoey showed Mr. Gottlieb a copy of the prior site plan.

Town Engineer McGoey also noted that a dumpster enclosure with a stockade fence should also be constructed. Mr. Gottlieb asked if the applicants could use a wooded enclosure, as it is easier and they do not fall apart. Mr. McGoey stated it would be fine.

Matthew Sush noted that some of the trees listed on page two of the prior plan are not trees this Board would choose and asked that the applicant add a revised list. Town Engineer McGoey suggested flowering trees, like Bradford Pear. Chairperson Chester advised Mr. Gottlieb to give the Board more choices.

Chairperson Chester advised that this application we require a public hearing and the Board's next

meeting is December 10, 2014.

A motion to schedule a public hearing for December 10, 2014 was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor, 0 opposed

Lou Kiefer advised Mr. Gottlieb that there is a pile of scrap metal on the site and Mr. Gottlieb noted that the applicants are going to clean it up.

Jim Barnicle asked if there will be illumination around the building, as he felt the likelihood of theft in that location would be deterred if it was well lit, especially if the applicants are storing items on the property. Mr. Gottlieb advised that the lighting was noted on the prior site plan. Town Engineer McGoey asked Mr. Gottlieb to ensure they are shielded lenses on the lighting.

**DEB EL FOODS - 63 Kuger Road - S/B/L: 16-1-12**

David Higgins, P.E. of Lanc and Tully Engineers

Chairperson Chester noted that the SEQRA process is now complete.

Chairperson Chester asked if Mr. Higgins had a chance to review the Town Engineer's comments and he confirmed that he had. Town Engineer McGoey asked if they addressed his SWPPP comments and Mr. Higgins advised that they had. Mr. Higgins advised that they have them on the plan, but figured we would not submit the revised plans until after tonight.

Town Engineer McGoey asked that Mr. Higgins show the entrance and exit doors. Mr. Higgins advised that they are already noted on the plan, other than the entrance to the Phase 2 freezer.

Chairperson Chester asked about handicap parking spaces and Mr. Higgins advised that they have wall mounted handicapped parking signs. Town Engineer McGoey asked if the building is handicap accessible and Mr. Higgins confirmed it was. Mr. McGoey also asked if the lot was paved and Mr. Higgins confirmed it was, but they will need to cut and re-grade one part which is shown on the plan and keep it within a two percent grade. Mr. Higgins showed Town Engineer McGoey the door locations on the proposed revised plans.

Melinda Meddaugh advised that while she recognizes the premises is in a field, she would like to see some landscaping, because the Board does require landscaping for every applicant. There is an entrance by the road with a sign, maybe the applicant could plant some trees and do some landscaping. Mr. Higgins showed Mrs. Meddaugh a grassy area on the lot and he said he will add landscaping to that. Mrs. Meddaugh also noted that perhaps the existing sign could also have some landscaping around the sign, perhaps some low shrubs, etc. Town Engineer McGoey noted that the sign is somewhat attractive and Mrs. Meddaugh thought that the sign is faded, and perhaps they could fix it

up a little as well. Maybe do a critical mass of trees just so it looks nice up top.

There were no further comments from the Board.

Chairperson Chester asked for a motion for site plan approval subject to the SWPPP, Town Engineer's comments and a landscaping plan, and a motion was made by Lou Kiefer and seconded by Melinda Meddaugh.

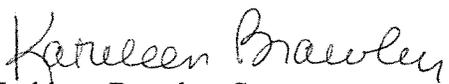
5 in favor, 0 opposed

Chairperson Chester advised that the November 26, 2014 meeting is canceled due to the fact that it is the evening before Thanksgiving.

A motion to adjourn the meeting at 7:30 p.m. was made by Michael Croissant and seconded by Matthew Sush.

5 in favor, 0 opposed

Respectfully submitted,

  
Kathleen Brawley, Secretary  
Town of Thompson Planning Board