

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, June 10, 2015**

APPROVED

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

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

A motion to accept the May 27, 2015 meeting minutes was made by Lou Kiefer and seconded by Matthew Sush
5 in favor; 0 opposed

JEFF BANK

**18 Anawana Lake Road - S/B/L: 13.-2-3.4
Tim Gottlieb, P.E.**

Chairperson Chester and Matthew Sush recused themselves from this application. Chairperson Chester appointed Lou Kiefer as Acting Chairperson. Acting Chairperson Kiefer appointed Bobby Mapes as a voting member for this application.

Mr. Gottlieb advised that the premises is located at 18 Anawana Lake Road. The applicant's propose to open a bank in the building, which would involve installing a drive in and ATM at the rear of the building. Patrons of the bank will may enter and exit onto Lanahan Road or onto Anawana Lake Road. New parking will be added. Jim Barnicle wanted to know if there would be a connection between this parcel and the adjoining gas station as his concern was that traffic could theoretically "cut through" this parcel and Mr. Gottlieb advised there would be no connection. Acting Chairperson Kiefer asked about the removal of the bungalows on the lot and Mr. Gottleb said they are removing the bungalows and it could be a condition of approval. Town Engineer McGoey asked what the applicant's plans are for the rest of the property and John Galligan, a member of the audience and Board of Directors of the applicant, advised that the applicant will be cutting off a large portion of the lot and selling it. Mr. Galligan also advised the Board that the lot line change which was previously approved by the Board was subject to the removal of the bungalows, but there was a problem with asbestos. Town Engineer McGoey noted that the lot line change should be recorded prior to this approval. Acting Chairperson Kiefer asked what occupants will be in the building and Mr. Gottlieb advised Assemblywoman Aileen Gunther and the Bank.

A motion to schedule this matter for a public hearing on July 8, 2015 was made by Melinda Meddaugh and seconded by Michael Croissant.
4 in favor; 0 opposed.

CATSKILL REGIONAL MEDICAL CENTER

68 Harris Bushville Road - S/B/L: 4-1-5

Glenn Smith, P.E.

Mr. Smith advised that this application is for a hangar to be constructed to get helicopter out of weather. Mr. Smith provided a written response to the Town Engineer's comments.

Lou Kiefer asked about the height of the building and Mr. Smith advised that it will have an 18 foot eave but the peak of the roof will be higher. Mr. Smith provided photos for the Board's review. Mr. Smith advised that setbacks are shown on the amended site plan, which exceed any code requirements. Storm drainage will be handled by existing swale. An architectural rendering of the hangar was shown and Mr. Smith showed photos of the present office building from Route 17, from which it should be noted that the site is partially screened by trees. Bobby Mapes asked if the color of the building could be a version of green rather than grey and Mr. Smith advised that the applicants want the hangar to be grey because it matches the hospital. Melinda Meddaugh suggested installing taller landscaping. Mr. Smith said there is none shown now, but he is looking for comments from the Board. Michael Croissant asked if the building is a steel frame and Mr. Smith said yes, with non-combustible siding. Logan Morey noted the hangar is considered an oversized garage and it must match the primary building, which is not metal sided. Attorney Paula Kay noted that hangars are not defined in the Town Code and that it is up to the Board as to what siding to accept. Mr. Smith wondered if the hospital or the office was the primary building and Mrs. Morey felt the hospital would be the principal building and the Board agreed. Mrs. Morey said the height and door sizes of the hangar must be provided and Mr. Smith advised he will note it on the plan. After discussion, the Board said they will permit the non-combustible siding to remain. Mr. Smith further advised that the height of the hangar is well below 25 foot maximum height. Mrs. Morey advised that 16 feet is the maximum height for an oversize garage, which can be waived by the Board. After discussion, the Board advised that they were amenable to allowing the higher height of the building for 18 feet at the eaves and 22 feet at the peak which will still be under the 25 foot limit. Landscaping was generally discussed by the Board who advised they want evergreens, such as blue spruce or white pine to be planted to screen building. Mr. Smith also advised that the slope's vegetation was noted on plan.

Matthew Sush asked how the helicopter gets to the helipad from the hangar and Mr. Smith said it flies there and that he asked the same question. Mr. Sush asked if pavement markings are required and Mr. Smith advised they were not, but there are lights on the helipad.

Mr. Smith advised that the dumpster is on the corner of the office building. It is used by

pilots and the office building only. An enclosure would look out of place on the site. Lou Kiefer noted that the Board always asks for dumpsters to be enclosed. Matt Sush suggested maybe using smaller receptacles instead of a dumpster. Then the applicants can get rid of the dumpster altogether.

Mr. Smith further advised that a concrete sidewalk between the two sheds on the site was shown on the plan together with the expansion of parking. The applicant added a new parking sign for handicapped parking. Mr. Smith feels that since a public hearing was not required for the construction of the office building, he does not think it is necessary here. After discussion, the Board concurred.

Logan Morey asked for the distances between two buildings. Mr. Smith advised it was ten feet and Mrs. Morey stated that was acceptable

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

A motion for site plan approval, subject to Town Engineer's final review and approval, was made by Lou Kiefer and seconded by Michael Croissant.
5 in favor; 0 opposed

ADELAAR/MONSTER GOLF COURSE

Joyland Road – S/B/L: 23-2-3, et al

Helen Mauch and Chris Robbins AKRF

Ms. Mauch advised that they were presenting the golf phase of Adelaar. The applicants are asking the Board to adopt a resolution to declare its intent to act as Lead Agency for the golf course renovation. The applicants will circulate the necessary notice to other agencies and we will be back before the Board after 30 days. The applicants will be back for SEQRA review, including grading, golf holes, clubhouse, maintenance building, irrigation system, sheds, etc. They are looking to do the first phase of grading in August or September. The applicants want to start before winter months comments. It will not be complete before winter, but the applicants want a good start before the weather starts in. Jim Barnicle asked if this will be the last season to play the Monster Golf Course and Ms. Mauch advised that yes this will be the last season.

Town Engineer McGoey asked if the applicants can you superimpose the water line on the grading plans and maybe provide a profile? We have run into an issue where the grading is on top of the proposed water line. They have since moved the location to avoid any issues. Town Engineer McGoey asked the applicants to use the new profile and superimpose the

water line onto that.

A motion to permit the applicants to send out their Notice of Intent for Lead Agency was made by Matthew Sush and seconded by Lou Kiefer
5 in favor, 0 opposed

A proposed resolution indicating the Board's intent to act as Lead Agency was reviewed by the Board and a motion to permit Chairperson Chester to execute the resolution was made by Lou Kiefer and seconded by Melinda Meddaugh
5 in favor, 0 opposed

ADELAAR/MONTREIGN CASINO

Joyland Road – S/B/L: 23-2-3, et al

George Duke, Esq. and Chris Robbins, AKRF and Bill Dough, JCJ Architects.

Mr. Duke advised the Board that his firm represents Montreign and Monticello Raceway Management. They are looking for an extension to their previously approved site plan. There are many conditions to handle before they get a Certificate of Occupancy. The applicants would like a one year extension of the site plan. The applicants have made progress but would ask for the extension. The applicants would also like to extend their time to satisfy site plan conditions. Escrow issues have been addressed, as well as the sewer district and Health Department issues. Attorney Paula Kay reminded the Board that we have a current security agreement with Montreign which was originally for tree clearing. The Town is not going to transfer that security for their grading/site work which will satisfy one of the conditions so maps can be signed once we get the L.O.C. from E.P.R. Mr. Duke advised that consulting escrows will be funded by the end of week.

A proposed resolution extending the previous site plan approval and the time-frame to satisfy site plan conditions was reviewed by the Board and a motion to permit Chairperson Chester to execute the resolution was made by Lou Kiefer and seconded by Michael Croissant
5 in favor, 0 opposed

Mr. Duke also advised that the applicants would like to make a minor site plan amendment, which is significantly less impactful than previously presented to the Board. The applicants are removing harness track component. The harness track was not part of the applicants' response to the gaming commission. The track, paddock, maintenance shed and associated parking will be removed from the site plan. The applicants are reducing environmental impacts, as there was previously a wetland in the middle of the proposed harness track which will not be touched at all. The proposed hotel will gain more amenities. It is becoming more high end. The room sizes will be larger, but the room count will be down. On-site parking will decrease by 53 spaces. The mechanical room will increase slightly (1000 square feet).

The applicants will come before the Board again and request that the Town Board be Lead Agency, as was done before.

Logan Morey noted that her office did a review on the site. All fire apparatus access will have to be moved and shifted. Mr. Robbins advised that he will go back through the code and ensure compliance. There is a new access road which may work out well with regard to accessing the back of the building. Mr. Robbins noted that he will address the Building Department's concerns and ensure that the applicants are in compliance with the code.

Attorney Paula Noted that technically, the applicants are looking for the Board to accept the application, refer this matter to the Town Board to act as Lead Agents and refer this application to the County Planning Department for review under GML §239. A motion for the same was made by Lou Kiefer and seconded by Michael Croissant.
5 in favor; 0 opposed

CONCORD ASSOCIATES

Concord Road, Monticello, NY

Henry Zabatta and Kevin McManus, P.E.

Mr. McManus reminded the Board that this project is located on the former concord property. The applicants previously modified the site plan to make improvements to Concord Road and put all improvements onto the property owned by them. In the meantime, a lot has transpired, but there is a significant value of the footprint of the building which may be a supplemental use to the casino development. The applicants have active building permits and want to stay active and try and figure out how they can remodel the site to supplement the neighboring project. The applicants want an extension so they can continue to pursue that. They will come back with design changes in the future.

Chairperson Chester asked what the site looks like now and Mr. McManus advised that the Brownfield cleanup for the property was completed and the site is, for the most part, cleaned up. There are some debris piles but it is substantially cleaned up. We cleaned up along Concord Road which the Highway Department was happy with. Chairperson Chester asked if the applicants had a time frame and Mr. McManus advised they are not sure. They are looking for investors to see if they can come up with a different use for the property. Chairperson Chester noted that the Board would like to see that. Jim Barnicle asked if the applicants have set up a time frame to get investors and Mr. McManus advised maybe two months, but until a gaming license is issued, they want to wait and see. Mr. Zabatta advised that the debris is one pile in the center of the property. It is substantially cleared up. Michael Croissant agreed and advised that it is not debris, but iron pipes and scrap metal.

Chairperson Chester advised that they Board is aware the applicants' building permit is due

to expire on December 29, 2015. The Board would like to extend their approval as far as the building permit for now.

A motion to extend the applicants' site plan approval for an additional six months, to and until December 29, 2015, was made by Matthew Sush and seconded by Melinda Meddaugh. 5 in favor; 0 opposed

JACOB AND JUDY LUSTIG

10 Norris Drive - S/B/L: 44.-1-2 and 44.-1-7

John Galligan and Alvin Chase, Galligan Surveyors

Mr. Chase advised that the applicants house parcel is just over one-half of an acre. They were offered to purchase a smaller, quarter acre piece behind their home from an adjoining bungalow colony. Chairperson Chester noted that if the applicants combine the lots, non-conforming setbacks will be created, which Mr. Galligan confirmed. Town Engineer McGoey also discussed density and the number of buildings on the lot. Mr. Galligan noted that the problem is that the adjoining colony is being sold to someone else and they want to consummate this transaction prior to that. Attorney Paula Kay advised Mr. Galligan that the Board has to follow the normal procedures. Although it was discussed to try and give approvals, they cannot.

Melinda Meddaugh advised that the applicants should make sure that the septic, etc., is not an issue. Mr. Chase advised that the home is serviced by a shared well a central sewer. Mr. Kiefer asked if there was anything on the adjacent parcel which would affect that and Mr. Chase advised there was nothing.

Chairperson Chester asked if a note needs to be placed on the site plan that the premises has access to the roadway and Attorney Paula Kay said there is a note on the site plan already.

A motion to deny this application and refer the same to the Zoning Board of Appeals was made by Matthew Sush and seconded by Lou Kiefer. 5 in favor; 0 opposed.

ICHUD FOUNDATION (Four-plex units)

Route 42S - S/B/L: 28-1-22

George Lithco, Esq., Rabbi Chaim Schwartz and Mayer Perl

Rabbi Schwartz advised the Board that the access drive from Route 42 is being addressed. Attorney Paula Kay asked if that was noted on the plan and Town Engineer McGoey reviewed the plan and advised it was not. Rabbi Schwartz said the parking lot was done last year. Town Engineer McGoey noted that it was in pretty rough shape last week when he

visited the site, but he will verify. Rabbi Schwartz advised that he will ensure the paving for handicapped parking spot is completed. Mr. Lithco suggested that the paving be a condition of approval.

Rabbi Schwartz noted that he was working hard to get building permits and a Certificate of Occupancy for the shul. He received comments from the Building Department and there is a list of things that need to be done, which are minor. There is work for the architect to do as well and he provided plans to the Building Department. Logan Morey confirmed that she received some items today, but essentially everything is still open in her office. Chairperson Chester asked Mrs. Morey if they are mostly minor items and Mrs. Morey advised that there were some egress issues, fire access and accessibility for both the shul and kitchen/dining room. Her Department completed substantial lists which they need to go through. Attorney Paula Kay advised the applicants that the Building Department has to go through the list and we can go from there after they have had an opportunity to do so. Rabbi Schwartz provided photos for the landscaping around the air conditioning units.

Chairperson Chester noted that the Board asked for a letter from the Village of Monticello concerning the sewer, but we received a letter from the applicant. Rabbi Schwartz advised that Phil Klemen (from the Village of Monticello) wants Glenn Smith (the Village Engineer) to come out and inspect the site. Mr. Smith would then provide a letter to the Village either confirming that everything is okay or advising what needs to be done. Once received, the Village will then call the Town Building Department. Logan Morey advised that Mr. Smith did call her and she advised him that her Department needed plans. Mr. Perl advised that he submitted a plan last year, but Town Engineer McGoey noted that it was an old plan. Attorney Paula Kay noted that if Phil Klemen was comfortable with the system, he would have issued a letter to the Board. Mrs. Morey advised that the Town needs plans on how the applicants are going to handle infiltrations, the inadequate lines under the road, pump stations which were allegedly repaired, but we have not seen. Mr. Perl advised that they never received an official request from the Town or Village to address the sewer issues and that the applicants have done a lot of work. The amount of liquid has been reduced by half from two years ago. We had no overflow from last season until there was a clog which was caused when the Village turned it off. Mrs. Morey said the DEC was notified of overflows last year and they had a meeting last fall and requested all of this information at that time. Rabbi Schwartz said he was sure there were no DEC problems last year and it was not until the sewer was shut off by the Village that the overflow happened. Town Engineer McGoey was there after they did some work because of the overflow and he did ask for something from the Village stating that they are satisfied. Mr. Perl said it was not in writing, that the Board told him during a meeting and not in writing.

Chairperson Chester said the Board absolutely needs third party verification that the sewer issues are resolved. Mr. Perl said it was because Phil Klemen didn't want to give a letter and

Rabbi Schwartz agreed and advised that Glenn Smith is very overworked right now. He is willing to do the job, hopefully within the next four weeks. Discussion was had about when Rabbi Schwartz spoke with the Village and Glenn Smith; Rabbi Schwartz said it was right after our meeting two weeks ago. Rabbi Schwartz said Mr. Klemen was at the property last week and he viewed the system. Attorney Paula Kay advised the applicants that the Board still has an open issue which they have been asking be addressed by you. However, we do thank you for explaining the issue. Mr. Lithco asked the Board can make the Village's approval of the sewer issues a condition to site plan approval. Attorney Paula Kay noted that this is just one large issue and there are other building permit issues that need to be addressed as well. They are necessary to be addressed prior to approving this project. Chairperson Chester asked if the major issues could be addressed by the Building Department office prior to the next meeting? Attorney Paula Kay suggested her Department pick the major safety issues and Mrs. Morey said she would.

Bobby Mapes expressed concern with the applicants because they are looking for approval at the eleventh hour and they have not done their due diligence. They have open building permits and prior issues. The applicants had to post several buildings last year because they did not have Certificates of Occupancy. Most applicants address these items prior to obtaining site plan approval.

Chairperson Chester advised the applicants that the Board must have the sewer issue resolved by next meeting. Mr. Lithco asked who turned his clients in and Mrs. Morey advised that the Village called the DEC. In addition, complaints from neighbors are numerous.

The Board discussed that these issues are lingering; the applicant's property is getting larger but using same pipes for water and sewer. The applicants acknowledged that there were problems. They had plans to fix the pipe in question and were then told that they did not need to do that.

Attorney Paula Kay advised the applicants that they Board will put you on the meeting agenda in two weeks.

CAMP KEREN SHLOMO

Ranch Road/Fred Road - 16.-1-5.1 and 16.-1-5.4

Jay Zeiger, Esq. and Randel Wasson, P.E.

Mr. Wasson acknowledged receipt of the Town Engineer's comments. The applicants provided an updated site plan which reflects the surveyor's locations, which addresses one of the Board's comments from last meeting. An engineer's report for the water supply and sewage system was supplied to the Board. Town Engineer McGoey advised that water saving fixtures were noted in the engineer's report, but they are not installed, so the applicants

should either ask the engineer to revise his analysis or install water saving fixtures. Mr. Wasson said he would revise the analysis. He believes the numbers would not affect the maximum usage.

Town Engineer McGoey asked if the applicants have an active SPEDES permit and Mr. Wason noted that he has a copy of the 1995 permit and something from the DEC. He believed the site has have a current permit and he's trying to obtain a copy. As far as the water goes, that will be overseen by the Health Department. Mr. Zeiger believes the owner has a permit and they will get a copy to the Board. Attorney Paula Kay noted that a condition to opening will be that the Board must have something on file here.

Mr. Wasson noted that there is a second well on the site and it is noted on the plan. The sewer clean out was also shown and the sewer lateral from Unit 2 will be addressed. Town Engineer McGoey advised the applicants need to show the lateral for sewer for Unit 2.

Mr. Wasson added that the sewage pump station was relocated on the site plan. Town Engineer McGoey noted that there is another issue. A sewer line crossing over a stream is an accident waiting to happen. Two concrete blocks supporting the line is insufficient. The line needs to be correctly installed and made more permanent. Mr. Wasson advised that the applicants can do that for the future and make it more substantial. They may need a permit from the DEC.

Mr. Wasson advised that they did show the sewer lines for units 3-6 on the plan, which Town Engineer McGoey confirmed. Mr. Wasson also noted that they added a note on the plan concerning the removal of the truck trailer.

Mr. Wasson asked about how he should note what was approved by the Planning Board on the plan, as suggested by the Town Engineer. Town Engineer McGoey explained that there are areas on the site that were built without Planning Board approval. This Board is approving those areas and the Board needs to see them noted on the site plan. The Board is approving the use of the two trailers, really more of a double wide trailer. Mr. Wasson confirmed that the trailer is on the handball court and that the classroom facilities will be left to address next year.

Town Engineer McGoey asked the applicants to verify what the Board is doing somewhere on the plan. In addition, Town Engineer McGoey did not believe the sidewalk meets code. It is very narrow. Mr. Wasson advised that there is detail on the plan for an adjacent sidewalk and he will reconstruct the sidewalk in question.

Mr. Wasson further advised that they have provided handicap guidelines including signage and paving.

Mr. Wasson noted that the owner is responsible for combining the lots. Town Engineer McGoey's concern is that if the owner does not pay the property taxes on the septic lot, which is on a separate lot, it could be a problem. Chairperson Chester asked how the Board could assure that this combining gets done? Mr. Zeiger felt that it would be acceptable to do and should not increase property taxes. After Board discussion, Attorney Paula Kay noted that the lot improvement must be done before last meeting in August 2015.

Mr. Wasson noted that they added a gate detail to the compactor site and it is shown on plan. The details of the parking lots are also shown, which are just gravel for now.

With respect to landscaping, Melinda Meddaugh noted that there are stone structures on the site. Two nice gardens could be installed. It looks like there was some landscaping done prior. Small shrubs, like spirea or flowering shrubs. Mrs. Meddaugh knows what would do well and will email a list to the applicant. Mrs. Meddaugh also suggested some evergreen shrubs, like blue spruce. Nothing too big and not too close to the road. Mrs. Meddaugh also asked if any of the buildings would be painted as some of them are in rough shape, such as the dining hall and staff housing. The applicants said they would make sure they were repainted. Mrs. Meddaugh asked about signage and Town Engineer McGoey advised that if a sign was planned, it would need to be shown on the plan. The applicants said it would be a very small sign. Logan Morey suggested putting the sign on the site plan and they don't have to use it. Town Engineer McGoey reminded the applicants to show the setback amounts for the sign on plan. The applicants said they may put it on a building and Chairperson Chester advised that it still has to be shown on the plan.

Chairperson Chester suggested that a note stating when the trailers will be removed with a date should be added to the plan. Attorney Paula Kay suggested a removal date of on or before October 1, 2015 and the Board agreed. Town Engineer McGoey noted that the Town will need a removal bond. Attorney Paula Kay suggested a bond of \$5,000.00 as it was for two trailers.

Logan Morey reminded the applicants that the owner still has to pay their \$6,000.00 fine for building without building permits.

A motion for negative declaration motion under SEQRA was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor; 0 opposed

A motion for site plan approval, subject to Town Engineer's receipt of a valid SPEDES permit and final review and approval of the amended site plan, was made by Melinda Meddaugh and seconded by Lou Kiefer.

5 in favor; 0 opposed

ANDREW DiMARCO

184 Rock Hill Drive - S/B/L: 32.-2-46

The applicant did not appear and the Board could not act, as they had no documentation from the applicant.

NATALIE A. QUINN

Starlight Drive, Monticello, NY - S/B/L: 57-4-5.1

James Dudek

Mr. Dudek advised that he decided at last night's ZBA meeting that he will build a 1,000 square foot cabin which is permitted and that he is not prepared to address the trailer issue. Chairperson Chester asked if the applicant is going to get a new site plan for the new building, including the temporary trailer, etc. Mr. Dudek advised that the plan will stay the same because the footprint is going to be the same. Mr. Dudek advised that he will work with the surveyor to do a line of topography so he can ensure that he stays within the required maximum height. Town Engineer McGoey asked about the camper and Mr. Dudek said it will stay but he has to do more work on the site. Mr. Dudek advised he will get a septic installed on the site and that the well location is also not an issue. Attorney Paula Kay noted that the Building Department has issued a violation with respect to the camper.

Chairperson Chester asked about the temporary carport and Mr. Dudek advised it was just a request, he needed it to store tools, etc., on the site while he is constructing. Logan Morey explained that a carport is open on two sides and Mr. Dudek explained that he bought a temporary storage shed with roll up sides. Mrs. Morey advised that it is a shed and will need approval. Chairperson Chester asked if the applicant had a photo but he did not. Mr. Dudek said it is 17 feet long by 10 feet wide. Lou Kiefer asked if the carport would be removed after the building is built and Mr. Dudek said it would, as it is not going to last long. Michael Croissant noted that if it is a cheap carport, then it will look cheap. Chairperson Chester asked what the applicant's time frame will be, as the Board cannot keep it open ended. Mr. Dudek said he'll put the driveway in and then move the trailer. He then has to get drawings so he can start building the cabin. Lou Kiefer asked how sewer is presently handled and Mr. Dudek advised that he uses a portable toilet.

After discussion, the Board confirmed that the trailer on site was in fact a camper where one sleeps and not a construction trailer, which is used as an office only, and therefore, they cannot approve the request. Mr. Dudek asked if he brought a pop up camper, would he be prohibited from using that as an office. Chairperson Chester said that was correct and if there is a sleeping area in the trailer, it is not permissible. Mr. Dudek asked if he could disconnect the refrigerator and stove from the existing trailer and Mrs. Morey advised that the only way it would be approved as a construction trailer was if the bed and entire kitchen

is taken out of camper in order to be approved. Chairperson Chester noted that if the applicant wants an approval, it has to be a construction trailer and the Board would want to see it first. Attorney Paula Kay added that the Building Department and Town Engineer would have to verify any modification made to the existing trailer. Chairperson Chester also added that the Board wants to see photos of the construction trailer and the temporary carport and that the application cannot be left open ended. Mr. Dudek asked about a time frame and Attorney Paula Kay explained the building permit process and that once a permit is issued, it is good for one year. Each renewal is good for six months thereafter. Attorney Paula Kay re-iterated that in order for the applicant to get approval, the Board needs to see photos, etc.

Logan Morey advised that once the violations on the property are taken care of, the applicant can remove the camper and cut a road, but not clear cut the property. Because the property is not located on a Town road, no Highway Department approval is necessary.

Bobby Mapes noted that if the camper is not for living why is there a propane tank and smoke stack. Mr. Dudek said he uses the camper for a few hours each time he is at the property and then goes home. Mr. Mapes said it looks like it is used more for camping on long weekends.

Mr. Dudek asked if he could build a shed and Mrs. Morey advised it is not allowed without a primary structure.

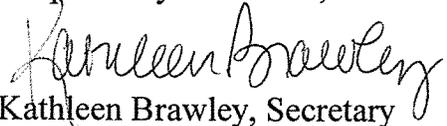
Mr. Dudek said that he would remove trailer, get plans for the temporary carport and come back with proof and photos. The Board advised Mr. Dudek that he has to pay a fine of \$500.00.

Motion to adjourn at 8:50 was made by Lou and seconded by Matt.

A motion to adjourn the meeting at 8:50 p.m. was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor; 0 opposed

Respectfully submitted,



Kathleen Brawley, Secretary
Town of Thompson Planning Board