

**TOWN OF THOMPSON  
PLANNING BOARD  
WEDNESDAY, OCTOBER 23, 2013**

**IN ATTENDANCE:** Chairperson Patrice Chester  
Melinda Meddaugh  
Alternate Members Jonathan Sunshine & Bernard Cohen  
Logan Ottino, Building Inspector  
Paula Kay, Attorney  
Dick McGoey, Consulting Engineer  
Scott Mace, Liaison  
Lou Kiefer  
Matthew Sush

The minutes from the previous meeting were corrected as follows:

page 2 - .....40% of the houses are now smaller; I came up with an idea

page 2 - .....we are not getting a sense of what this site will look like; how much clear cutting will there be?

page 3 – top of the page add the heading **GEMSTAR**

A motion to approve the minutes as amended was made by Matt Sush seconded by Lou Kiefer.

3 in favor

0 opposed

Lou Kiefer not voting

Chairperson Chester advised that for tonight’s meeting the alternate members would take turns on each of the projects scheduled for the agenda.

Jonathan Sunshine sat in for the following project.

**GRIMES** – no one was present for this project

The board discussed the proposed project, which has multiple code issues. A motion to deny the application and send the applicant to the Zoning Board of Appeals was made by Matt Sush seconded by Lou Kiefer.

5 in favor

0 opposed

The applicant must address the issue of putting up a shed without benefit of a building permit prior to returning to this board; in addition the propane tank and other shed must be moved off the property line by 10’ or apply for variances for those also and the issue of the encroachment of the blacktop must be addressed.

Bernie Cohen sat in for the following project.

**BIRCHWOOD LEARNING CENTER** – Glenn Smith

The applicant has switched two of the proposed summer cabins; #4 & 8. The handicap accessible cabin previously known as #4, which is 25’x 42’ will now be known as #8. The parking lanes have been increased to 16’ wide (8’ each) and are near the handicap ramp on the building.

A negative declaration motion was made by Lou Kiefer seconded by Melinda Meddaugh.

5 in favor

0 opposed

A motion to approve a modification to a previously approved site plan was made by Lou Kiefer seconded by Matt Sush.

5 in favor

0 opposed

Jonathan Sunshine sat in on the following project.

**BIRCHWOOD ESTATES** – Glenn Smith

The applicant is requesting several changes to the site plan that was approved previously. Pool #2 has been rotated 90 degrees; this change is due to the lay of the land and sloped area. Units 1,2, 53 & 54 have been turned around to allow more room between the buildings and there is still enough room for separation distance.

A negative declaration motion was made by Matt Sush seconded by Lou Kiefer.

5 in favor

0 opposed

A motion for modification to a previously approved site plan was made by Lou Kiefer seconded by Matt Sush.

5 in favor

0 opposed

Glenn asked the board for input about a revised location of the compactor; this included a proposed driveway off Rod & Gun Club Road.

The board did not like the new layout and had concerns about noise being generated that would affect the houses across the road from the development.

Glenn said that the suggestion was to keep the garbage trucks from going through the loop of houses for safety purposes.

The board said they were not receptive to the idea.

Bernie Cohen sat in for the following project.

**MOONLIGHT COTTAGES** – Chris Brunjes

Logan Ottino & Dick McGoey went through the Moonlight Cottages site plan; comparing what is in existence with what was approved on a previous plan. Logan provided a plan with pink markings on all of the additions that were constructed without benefit of building permits. There was a significant number of buildings.

Paula stated that Dick & Logan spent a considerable amount of time working on this; she indicated that Chris was supposed to come in a go over the plan with the building department.

Chris said he would have done that but he didn't know when.

Dick said that Chris was to do a legend on what were decks and what were additions.

Logan advised the board that in addition to the markings on the map there was still four pages of outstanding issues.

Paula said that Chris was supposed to meet with Dick on the two other units that wanted to construct additions. Chris said he had an appointment and discussed units 66 & 29; with those proposed additions they were still under the required lot coverage.

Logan added that the maintenance worker is living in a building that has been posted.

Paula told Chris to look as the two units and if they are violation free they can proceed with them.

Paula asked that Chris contact his clients and let them know there are substantial issues.

Jonathan sat in on the following project.

**THE SACKETT LAKE LP** – Randy Wasson & Jacob Billig

The town board referred this zone change request from RR1 to SR to the Planning Board for review and recommendation.

Jacob Billig stated that the property is surrounded by SR. Maps were provided to verify the zoning surrounding this parcel. The project is residential; the applicant is looking for 4 units per acre based on zoning.

Paula said that it was her understanding, and it may be an issue, that when the Town Board changed the density within each zone that they may have intended to change the density in the PUD for the SR zone.

Chairperson Chester asked the board if they had any comments or questions regarding the zone change.

Melinda said that she would like to see the board compare what is allowed in the RR1 zone with what is allowed in the SR zone and then decide. The board couldn't explain why that particular parcel was left RR1 except maybe it was the fact it was a farm at one time. Farms are not allowed in the SR zone.

A motion to recommend to the town board that they proceed with the requested zone change from RR1 to SR was made by Lou Kiefer seconded by Jonathan Sunshine.

4 in favor

Melinda Meddaugh opposed

A motion to adjourn at 8:10 PM was made by Matt Sush.

Respectfully submitted,

Nora Hughson  
Planning Board Secretary