

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, OCTOBER 9, 2013**

IN ATTENDANCE: Chairperson Patrice Chester
Melinda Meddaugh
Bernard Cohen & Jonathan Sunshine, Alternates
Logan Ottino, Building Inspector
Dick McGoey, Consulting Engineer
Anna Milucky
Matthew Sush
Paula Kay, Attorney
Scott Mace, Liaison

Chair Patrice Chester called the meeting to order at 7:30 PM.

A motion to approve the minutes from the previous meeting was made by Anna Milucky seconded by Matthew Sush.

4 in favor

0 opposed

THE RENTAL CENTER OF MONTICELLO – Tim Gottlieb & Mark Schulman
Mr. Gottlieb stated during the process of refinancing there was a check to see if there were any outstanding permits or violations; and there were some outstanding violations. Tim submitted an “as built” site plan which shows proposed parking and a new 50’x80’ building to store items; making the site less cluttered.

Chairperson Chester asked what items would be stored in the building

Tim responded that the bobcats, plows...

Anna Milucky asked about the debris and garbage

Tim said that would all be cleaned up; the trailers will be removed

Equipment display was not on the original approved site plan.

The parking will be recalculated based on the retail space; the applicant would like some display of equipment in the front

Chairperson Chester stated that the board works hard and sets designated area for parking and display area; the applicant gets the approvals and the next day everything is strewn all over the site again. She asked that the engineer address what Mr. Sternberg needs for his business but we need to be sensitive to the look. Right now the flow doesn’t work on this site plan.

The following comments were discussed:

- 1) the septic system location must be verified – Dick wants to be sure that the new building will not be situated on top of it
- 2) lighting – get control of the glaring lights with some shaded fixtures
- 3) clarity on the parking; where it will be improved and with what material
- 4) landscaping – there appears to be room along the front of the building; the site is very visible from Route 17. perhaps screening along the side; take a look at the area. The board wants to keep the green area green and storage on the pavement
- 5) drainage control – there is erosion along the property line
- 6) handicap parking – this will be shown; the amount needed is based on the parking calculations
- 7) dumpster – this is presently screened
- 8) height of the equipment; there is nothing specifically defined in the code however the board can request that the equipment not be extended in the display area

THOMPSON HEIGHTS – Aron Weinberger

Mr. Weinberger stated that they had the meeting with Cozy Acres. The applicant has made the footprint of the house smaller but will make them two-floors. Water has been a major concern.

Mr. Weinberger paid for two new wells to be drilled on town property. A new water storage tank will be built which will help to eliminate the water pressure and shortage problems.

The board still has issues with the number of units proposed.

Mr. Weinberger said that he needs as many houses as possible to make the project economically feasible.

At a prior meeting the board member suggested reducing the number of houses to accommodate more buffers throughout the property. The original project was for 183 units and is now at 173. Anna told Mr. Weinberger that the board is sensitive to the investment being made; it is, after all, your project.

Chairperson Chester asked if it couldn't be less units? Let's say 163? We want the houses to fit in a nice site plan.

Mr. Weinberger said that he brought in the houses another 25' from the property line. At the meeting with Cozy Acres they agreed that they were okay with the plan. Trees will be kept and more will be added if needed. On this plan we moved the pool and shul away from the road at the board's request. We are giving Cozy Acres everything they want. The houses have been moved 20' to 25' away from the wetland; the houses are smaller than originally planned.

Melinda said that the wetlands require a 100' buffer that isn't met

Dick advised they were Army Corp and there is not buffer requirement. The wetlands here are not high quality; there is a lot of scrub brush.

Mr. Weinberg said they didn't want to push the houses towards the middle since the children need a play area.

Melinda asked about conservation subdivision in the code

Paula said there wasn't any; the board has stated that they want the applicant of minimize the number of acres disturbed

Melinda added that the plan does not address what was discussed at the last meeting

Matt agreed that he would like to see less units; wouldn't making the houses larger and fewer offset the number of smaller houses being removed?

Mr. Weinberger said the town has density laws and this project does comply. I don't want to reduce houses just to reduce houses.

Melinda suggested clustering.

Mr. Weinberger stated that 40% of the homes are now smaller; I cam up with an idea. Clustering still requires the roadways be built and all the other amenities.

Chairperson Chester stated that we don't want you to just reduce the number of homes; we are not getting a sense of what this site will look like.

Anna suggested a before and after plan; what the site looks like now and what it will site will look like after it is cleared.

Mr. Weinberger said that there is a lot of trees along the property line and a lot of trees in the middle; I will leave them

Matt asked if Mr. Weinberger could bring in pictures of other projects he has developed.

Paula Kay stated that 7:30 PM has come and gone and no money has been received from the Gemstar Project. The board requested that the escrow account be replenished in the amount of \$5000 by tonight's meeting.

DYNASTY COTTAGES – Chris Brunjes

Mr. Brunjes stated that the project is before the board for approval of a 20'x17' addition that has already been constructed on Unit #6. The property is located at the corner of Hamilton Road & Route 17B. A site inspection was done; there are two additional buildings on the property consisting of a 20'x20' laundry room and a small storage building for lawn mowers etc. They couldn't find the location of the utilities. The bedroom count has not changed. The new addition has a 25' separation distance from the closest unit.

Additional concerns were discussed:

- 1) locating the sewer lines; Dick said this must be done to confirm that the addition was not constructed over any utility lines
- 2) utility lines located over the addition; Logan had a picture
- 3) size of parking and number of spaces
- 4) table with the bedroom count in each unit; as asked for with every project before the board
- 5) compactor – there are dumpsters at the site; Logan advised that a compactor with appropriate enclosure is required for all bungalow colonies
- 6) the “shed” is actually a land and sea container – these are not allowed and must be removed
- 7) Units 13-14 are not to scale with the last plan
- 8) More landscaping is required
- 9) A fine for building without a permit will be forthcoming

GUILIO POLI – Tony Poli

Mr. Poli stated that he acquired a wood furnace. He started building without a permit. He wanted a wood containment. He poured an 8' wide concrete area, then a deck over the top and then decided to put a roof over it.

Logan advised she will need building information for the structure.

Chairperson Chester stated that there are other issues on the property.

Logan told the board of the following problems:

- 1) pool needs proper fencing; Mr. Poli wants to incorporate the deck with the pool fencing. The pool is now covered for the winter. He has made arrangements with Ketcham Fencing for the proper fence with closing gates
- 2) there is an open house permit; no CO
- 3) the 26 x 60 storage building has an open permit – Tony believes this building was an old casino building that was converted to a wood mill that his father uses
- 4) an open permit on the garage – Tony doesn't know which building this is and it may not have even been built

Although these issues are with the building department the board would like to see all the paperwork cleaned up.

A negative declaration motion was made by Anna Milucky seconded by Melinda Meddaugh.

4 in favor

0 opposed

A motion for an oversize accessory structure subject to the building department issues being taken care of was made by Matthew Sush seconded by Melinda Meddaugh.

4 in favor

0 opposed

A motion to cancel the November 27th and December 25th planning board meetings was made by Anna Milucky seconded by Matthew Sush.

4 in favor

0 opposed

Motion to adjourn at 8:30 PM was made by Anna Milucky.

Respectfully submitted,

Nora Hughson
Planning Board Secretary