

TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, FEBRUARY 27, 2013

WORK SESSION - 7:00 PM

BIRCHWOOD LEARNING CENTER
EXCELLENT BUS SERVICE

PUBLIC HEARINGS - 7:30 PM

VASAPOLI - Cold Spring Road - contractor's office & equipment storage
EXCELLENT BUS SERVICE - Heiden Road - seasonal bus station

REGULAR MEETING

EPT - modify site plan

KREITER - Dillon Road - subdivision & lot improvement

FOREST DARDER - Old Route 17 - 2-lot subdivision

SUNSHINE ESTATES - Ranch Road - replace building damaged by fire

BIRCHWOODS - Rod & Gun Club Road - modify Phase I of the approved site plan

NEW HOPE - Big Woods Road - covert dwelling to a two-family

OSTER - Friedman Road - petting zoo & fun park

FREEDS BUNGALOWS - Old Liberty Road - bungalow additions

MONTICELLO MOTOR CLUB - Cantrell Road - discussion

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, FEBRUARY 27, 2013**

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

Chair Patrice Chester called the meeting to order at 7:30 PM and opened the public hearing.

15 surrounding property owners were notified by certified mail

SALVATORE & MICHAEL VASAPOLI – Tim Gottlieb

Chair Chester read the legal notice. Proof of mailing was submitted.

Tim Gottlieb explained that the applicant is proposing a site plan to include a contractor's office, storage and vehicle repairs. There is an existing 1750 square foot building. Improvements will include a new chain link fence, gated entry and new entrance. There will be landscaping on either side of the entrance. There will be a note on the plan stating that outdoor repairs are not allowed. There is a small area in the back where the previous owner filled in a small, about 1/10th of an acre, of wetlands. A nationwide permit is required; this is being applied for.

Chair Chester asked the board if they had any questions or comments.

Chair Chester asked for any public comment. There was none.

A motion to close the public hearing at 7:35 was made by Lou Kiefer seconded by Anna Milucky.

5 in favor

0 opposed

Chair Chester opened the next public hearing.

5 surrounding property owners were notified by certified mail

EXCELLENT BUS SERVICE – Glenn Smith

Chair Chester read the legal notice.

Glenn said that the property, owned by the Gelbs, is located on Heiden Road in Bridgeville. The parcel is 3.8 mostly wooded acres with an existing small stone house. The parcel is located in the CI zone, which allows for this use. The applicant has operated the bus station for several years; most recently at the old Budoff furniture site that they leased from the owner. Mr. Gelb has purchased this site for a permanent facility. They are proposing a 24'x 90' canopy; made of steel with wood trusses. Glenn stated that he moved the parking area back as requested by the board. There will be separate entrances for busses and customers.

Mr. Gelb said that the season starts in early June and runs through the end of August. The remainder of the year the station will be closed down. Storm water retention basin is added to the plan. The house will be used as an office. The DPW requires a permit for any entrance work.

Chair Chester asked if the board had any comments or concerns.

Chair Chester asked for any public comment. There was none.

A motion to close the public hearing at 7:40 PM was made by Lou Kiefer seconded by Anna Milucky.

5 in favor

0 opposed

A motion to table the minutes from the previous meeting was made by Lou Kiefer seconded by Anna Milucky.

5 in favor

0 opposed

EPT CONCORD II – Tom Kelly et al.

Mr. Kelly stated that he was here representing Empire Resorts and the Concord Resort project. Steve Vegliante, local counsel, was in touch on speakerphone. Joel Sachs and Mike Zarin were also present.

There are three applications before the board.

- 1) site plan for Phase I
- 2) subdivision
- 3) lot improvement

with approvals we will be obtaining Federal, State and local permits and then begin construction.

Phase I is the casino/resort, racetrack, hotel and related infrastructure.

Parcel #1 will contain the casino; south of Thompsonville.

Landscaping designer explained the entry experience. Existing forest context will be incorporated with the woodland field then transition to an urban feel. The existing roadway narrows to a 50' drive area.

Jeff Winque spoke about the architecture. As you approach the site the area will be divided.

Busses will be in their own zone; under the casino building there will be three levels of parking.

Public will be separated from employees.

The entertainment village component will be a separate application from this

The casino incorporates food, entertainment and slots. There will be a bar & terrace and a pool in the lower portion of the hotel. The building will have a contemporary look. The ½ mile track will have a jumbo screen at the finish line. Terrace area will be engaged with entertainment. A tiered step grandstand is planned with multiple use such as sports events.

The hotel will have 248 rooms and 32 suites. We are planning a 4-star signature hotel.

Track access will be from Thompsonville Road. A maintenance building is also planned.

Water park is under development; this will be on parcel #2 – east of Joyland Road.

With regard to the subdivision and lot improvement; we plan to create 4 parcels. There are 1583 acres in the PRD; other parcels will merge into adjoining tax lots.

John Sachs – we have gone through an extensive SEQRA process; the board members can consult the FEIS, adopted by the Town Board, for concerns. We have all taken a hard look at the environmental impacts. Any questions or concerns have probably been addressed.

Michael Zarin: we are actively looking for additional users to build out the entire site. Phase I will anchor the site.

The board had no questions or comments

A motion to set a public hearing for March 13, 2013 was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

KREITER & SILVA – Glenn Smith, Kathy Kreiter & John Silva

Glenn said that we were at the last meeting for a lot improvement. A septic system plan was done for a newly proposed house. With regard to the animals the applicant was to provide an inventory and has agreed that from this point forward only those specific animals can be kept; same with the number of those specific animals. There are out buildings and animal pens on the property. One temporary shed has been removed. Glenn modified the application; septic system is designed. No culvert pipe is required since there is no ditch line along the road. There will be a note on the plan regarding the 25' gratuitous offer of dedication.

There will be a note on the plan that if the property is no longer in ownership of this family that no (farm) animals will be allowed on the property.

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

5 in favor

0 opposed

A motion for lot improvement was made by Anna Milucky seconded by Matt Sush.

5 in favor

0 opposed

A motion for site plan subject to final review of the town engineer was made by Lou Kiefer seconded by Matt Sush.

5 in favor

0 opposed

DARDER – Forest Darder

The applicant would like to subdivide his existing parcel into a 2-acre lot at the top part of the property. He plans to put his house on the market and would like to keep the top portion that has a garage on it.

Dick said that since the garage will be on a lot without a main structure a variance would be required.

A motion to deny the application for subdivision was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

SUNSHINE ESTATES – Joel Kohn

The applicant has submitted new maps in response to Dick's comments. The lot coverage, including the new building, is 10.3%. It was suggested that the decks on the new building be removed at this time in order to comply with the maximum lot coverage of 10%. At a later date the applicant can return to the board with a revised site plan to include the decks, be denied for code deficiency and the planning board can send them to the zoning board for a variance.

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

5 in favor

0 opposed

A motion for site plan approval, modified as discussed by the board was made by Matt Sush seconded by Lou Kiefer.

5 in favor

0 opposed

BIRCHWOOD ESTATES – Glenn Smith

Applicant would like to modify the Phase I and Phase II lines. The project is approved for 70 homes; 12 homes were built in Phase I. The utilities are in as well as the recreational amenities. The Phase I line was changed due to financing requirements. Now the applicant would like to continue building and would like to amend the Phase I line to almost what it was previously. A motion to change the Phasing line was made by Lou Kiefer seconded by Anna Milucky.

5 in favor

0 opposed

NEW HOPE COMMUNITY, INC. – Glenn Smith

The applicant would like to place two or three clients in a basement apartment on the building they recently purchased on Big Woods Road. A two family dwelling requires both planning board approval and a public hearing.

It was determined that the landscaping was ok.

A motion to set a public hearing on March 13th was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

FREEDS BUNGALOWS – Bill Sattler

Bill said that he went over the site plan with Dick and made changes based on those comments. He added that he met with Logan and found out there were several outstanding permits and violations. He has since amended the site plan to include all of those issues. There are also separation issues, which the zoning board cannot grant a variance for when health and safety are concerned.

Paula suggested a meeting with herself, Dick, Logan & Bill Sattler to go over these problems.

Bill said that the revised site plan shows all of the items.

Chair Patrice Chester said that the board does not want to address anything new when there are outstanding violations. We need to go through and figure out what has to be done first to correct them.

OSTER – Chris Brunjes & Mr. Oster

Dick had asked that this project not be presented. The applicant's representative had only met with him that morning and he advised that the plans were not ready for the board's review. Mr. Brunjes said that he saw the agenda and assumed things were okay. The way the plan is currently laid out multiple variances would be required. The three parcels are on Friedman Road. Buildings are located on parcel 6.3; the home, private drive & pool are on another parcel. There are barns, storage sheds and other pens for grazing located on the property.

The applicant is proposing a petting zoo, jumping pillow, swing set, merry-go-round and concession stand.

Mr. Oster said that the pool was for family only; he didn't want the liability.

The site plan shows a pedal-cart track on the grassy area. Parking will be on parcel 6.1 in the open field. There is room for 4 busses and 19 vehicles.

Paula asked if the lots were going to be consolidated.

Chris said no; the owner would prefer not to do that.

Dick said that if the parcels are not combined the setbacks for commercial recreational uses are not met.

Paula asked if the parking was sufficient.

Dick said that he didn't have a chance to review it yet.

Chair Chester said that it would be hard to approve a plan on multiple lots. Handicap parking must be addressed. Traffic flow should be indicated. How is this going to work with kids walking and cars traveling around?

Patrice said that if the owner planned to upgrade the pedal carts to go-karts now would be the time.

Mr. Oster said he doesn't want the liability. There will be the petting zoo and playground.

Parking area will be gravel. Everything is already there.

The board needs substantially more detail. Lot consolidation, the number and type of animals, septic, drainage and details regarding the concession stand. Depending on the type of food to be served it may fall under the jurisdiction of the DOH.

Melinda Meddaugh recused – Bernie Cohen replaced her for this project.

MONTICELLO MOTOR CLUB –

Chair Chester advised the board that they now have copies of all the comments received regarding the public hearing for the Motor Club. The transcript will be provided upon receipt from the stenographer.

Patrice asked that each board member review all of the comments and letter submitted. Make a list of the concerns that you have from public comment and the noise study that was done. The noise study gave us one option of one wall in one location. What about other areas? What other options are available?

Paula added that the transcript would be delivered to each board member as soon as it is received from the stenographer. That gives everyone almost 2 weeks to go through. Bring your questions or comments to the board and be ready to discuss them at that time.

With no further business to address a motion to adjourn at 8:45 PM was made by Matt Sush.

Respectfully submitted,


Nora Hughson
Planning Board Secretary