

TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, MARCH 13, 2013
WORK SESSION – 7:00 PM
PUBLIC HEARINGS – 7:30 PM

EPT CONCORD II & MRMI – Phase I development & subdivision

NEW HOPE COMMUNITY – Big Woods Road – 2-family dwelling

~REGULAR MEETING~

GOLDEN RIDGE – Route 42N – senior & work force development

COLD SPRING COTTAGES – Cold Spring Road – 3 new dwelling
units

MOONLIGHT COTTAGES – Rubin Road – 6 additions to existing
dwellings

MAGIE – School House Road – indoor archery range

VASAPOLI – Cold Spring Road – contractor's office, storage & vehicle
repair

CONTINENTAL COTTAGES – Fraser Road – replacement building

EXCELLENT BUS SERVICE – Heiden Road – seasonal bus station

SACKETT LAKE RESORTS – Sackett Lake Road – hotel & convention
center

MONTICELLO MOTOR CLUB – Cantrell Road - continued review

Wincoop: the racetrack will be lit for the last 2 or so races depending on the time of year. The lights will be turned off after the last race.

April McBride: where will the ingress and egress be? The response was off exit 106. This will be improved to accommodate the level of traffic.

There was no further public comment.

A motion to close the public hearing at 7:50 PM was made by Lou Kiefer seconded by Anna Milucky.

5 in favor

0 opposed

Dick McGoey told the board that the project is on a very aggressive schedule. On March 27th they will be responding to any technical review comments and be looking for preliminary approval on April 10th. The project warrants preliminary approval before final.

Chair Patrice Chester opened the second public hearing.

6 surrounding property owners were notified by certified mail

NEW HOPE COMMUNITY – Glenn Smith

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

Property is a 1.8 acre parcel on Big Woods Road in Harris. There is an existing single-family dwelling. The house is used as a community residence; they are completing the renovations. The applicant would like to finish the basement for additional clients. There is a well and septic system on site. The board was satisfied with the landscaping on the property.

Anna asked about handicap access.

Glenn responded that they didn't need it. Handicap parking will be shown. The title block has been changed to show project is for a two-family dwelling. A new septic system has been completed.

Chairperson Chester asked for public comment.

Noel, representing the Filipino Hunters Club, Inc.: will there be fencing around the property?

Glenn: no

Noel: how many patients are there? Do they wander around?

Glenn: they are no considered patients; they are clients. They are all adults and free to move around.

Jamie, also from the camp: our hunting camp is next to this property. It could be dangerous for them

There was no further public comment.

A motion to close the public hearing at 8:05 was made by Melinda Meddaugh seconded by Matt Sush.

5 in favor

0 opposed

Chairperson Chester opened the regular meeting.

A motion to approve the minutes from the February 13, 2013 meeting was made by Matt Sush seconded by Anna Milucky.

5 in favor

0 opposed

The minutes from the February 27, 2013 meeting were corrected as follows:

Under **MMC**: Make a list of concerns that you have from the public comment and noise study. Changed to read:public comment and noise study “and traffic” study that were done. A motion to approve the minutes as amended was made by Anna Milucky seconded by Matt Sush.

5 in favor

0 opposed

GOLDEN RIDGE APARTMENTS– Johan Mendelbaum & Vince Pietrzak

The legal description for the easement needs to be reviewed by Paula Kay.

The engineer met with the water and sewer superintendent. Both Bill Culligan & Dick McGoey agree that the original approach was the best. Use a gravity feed instead of hooking into the force main. The water connection behind the property will need an easement. It was suggested that Vince, Paula & Dick meet too figure out a solution. Mr. Mendelbaum stated that 1300’ of connection was a lot of money but would consider it if there was no other way.

Vince has been in touch with DOT and expects an answer within 2 weeks. The single curbing will be done along the McDonalds side. Dick said they should have a mutuality of use and maintenance agreement. The applicant intends to maintain the road until it is taken over by the town. They would be sharing utilities with the hotel. Dick said that the engineer should get submissions in to the DEC & DOH; get that going while the site plan is being reviewed.

Dick said there was an issue with the proposed subdivision. You are cutting off lots that nobody might want. Paula said they should meet with Lynda Levine; we don’t want orphan lots. Jonah said they could land hook them so that they are part of the other lots.

Jonah also stated they would be meeting with the town board about how they will be taxes.

COLD SPRING COTTAGES – Troy Wojciekofsky

The original proposal was for 18 cottage units and 2 religious buildings. The project received approval but only the mikva was constructed. The existing other units were spruced up. Most of the buildings are close to the road since the rear of the property slopes up and it is wet back there. The new proposal is for 3 dwelling units on the northern part of the property. There is on site wastewater with an active SPEDES permit. The water system was approved by the DOH. The landscaping will be installed this year in addition to the improvement on the two entrances into the site. Minimal lighting; 13W l.e.d. lights.

The comment letter brought up whether or not the basements would be finished and the fact that no bedrooms or bathrooms would be allowed. Dick requested a note on the plan indicating no bedrooms or sleeping rooms in the basement area.

The owner stated that these would be single story structures, cape style or split level with full basements. The cape has a loft area; but open to below.

Dick said that sometimes the lofts morph into bedrooms.

With regard to parking; this is not a vehicle driven colony. Most folks don’t own cars. They come up by bus or livery and spend the summer.

Dick asked that the existing parking and the number of spaces you can accommodate be shown on the site plan. Show where overflow parking could be located if there is a need.

Logan Ottino advised that there needs to be a trash compactor with screening. This is required for the colony even without any expansion. Logan also reminded the owner that they needed to get their fire inspections. There are also open building permits that need to be closed out.

The board decided that they would like to have a public hearing for the proposed development.

A motion to hold a public hearing on March 27, 2013 was made by Lou Kiefer seconded by Melinda Meddaugh.

5 in favor
0 opposed

MOONLIGHT COTTAGES – Chris Brunjes, Adler Engineering

The review comments were received and addressed by the applicant's engineer.

1&2 are regarding notations on the details of the variances that were received unit 7 was approved; but nothing was done with units 13&14 yet. There was an engineering report from the DOH but nothing on file. The information is being obtained from Henry Katz. There were no major concerns with the operator of the plant. There are a total of 163 bedrooms in the colony. Sidewalks that were shown on the expanded site map have now been removed. The septic system and daily flows have been shown. We are going for approvals but submitted separate paperwork for each of the units expressing a desire to expand.

Chair Chester said the board is reviewing the entire site.

Paula advised they need more of an opportunity to review; unit #47 is now an issue since they didn't build according to what was approved and what was shown on the site plan.

Chris said they were working with the client to get those issues resolved.

Anna asked when that would be done.

Brunjes: an 18' addition was approved and the owner of #47 got a little over zealous with the construction

Logan Ottino stated there was also a problem with the installation of the mobile homes that are part of the bungalow colony, which requires new units, be built on a full foundation. They were allowed to be constructed on piers; they were given permits that way. This involves more than one unit. The property requires a building-by-building walk through to see where there may be other issues. Logan said this could not be done until some time in June when the people come up. There is no electricity on and no way to enter the buildings; any review could only be done from the exterior.

Paula said that before the board looks at anything new there is still a separation issue between 12&13; this is not something that a variance can be received for.

Logan said she was out there 2 weeks ago and measured; there is a problem closing out the open permits.

Logan added that she thinks they should be fined by the planning board for building without a permit.

MAGIE – JJ Pavese & Gary Magie

JJ said that he received Dick's comments. There is a 1920 square foot garage on the property that Mr. Magie is using for an indoor archery range. Since the garage was over 1000 square feet he went to the zoning board for a variance, which was granted. The applicant has 8-10 people in a couple of times a week. He gives lessons and sells also. Recreational seems to be the primary use of the building.

Based on the information provided Paula believes that the use fits under the recreational portion of the code.

JJ said he calculated the parking at 6 spaces required. He will provide a handicap parking space and show the signage and aisle width. There will be no signs advertising the use anywhere on the building or property.

Mr. Magie said the building is open to the public; anyone that wanted to do archery. He has bathrooms there.

Paula said the primary use is an archery club; people can come in and practice. The business is more accessory in this location.

Mr. Magie said that people are invited in.

Since there has been a complaint the board would like to have a public hearing to gather any other comments.

A motion to set a public hearing for March 27, 2013 was made by Lou Kiefer seconded by Anna Milucky.

5 in favor

0 opposed

VASAPOLI – Tim Gottlieb

Tim added notes to the plan regarding indoor storage only; no vehicles or machinery may be stored outside. No outdoor repair of vehicles may be done on the site.

Jim Bates is working on submittal to the Army Corp of Engineers for a nationwide permit; this will address the wetland area that was filled, which was less than .1 of an acre.

SC DPW permit is ready to be submitted; Dick would like details of the shoulder replacement. The board would like a landscaping schedule. They want to see this completed within 4 months of today. A note should be added on the plan confirming when the landscaping will be done.

A negative declaration motion was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

A motion for site plan approval conditioned on any outstanding technical comments and final review and sign off by the town engineer was made by Lou Kiefer seconded by Matt Sush.

5 in favor

0 opposed

CONTINENTAL COTTAGES – Tim Gottlieb

The applicant is proposing to replace/reconstruct units 3&4. The new building will be a little less than the original footprint to avoid an increase in lot coverage. They would also like to replace, in kind, the main house. A trash compactor is on the site plan and will be added. Tim will get a bedroom count and find out which units have loft issues.

There are Certificates of Occupancy for the sheds that are being used for classrooms.

Logan said this is common practice; to store the children in the sheds

Paula said they were approved for classrooms. Dick asked that it be labeled on the site plan.

Tim will locate the water and sewer utilities on 3&4.

EXCELLENT BUS SERVICE – Glenn Smith & Mr. Gelb

The property is on Heiden Road consisting of 3.8 acres in the CI zone, which allows for bus stations. The 239M-review letter indicated an issue with two driveways. The applicant wanted two driveways; one for busses entering and leaving and another for passengers and drivers in other vehicles. The county doesn't like multiple driveways so the driveway by the house has been eliminated. The drive will be connected with the parking lot.

Melinda asked what exit did they intend to use.

Mr. Gelb responded Exit 107.

Melinda asked if this could be seen from Route 17.

Glenn said no; the property is heavily wooded.

Melinda wanted to know about a sign.

Glenn said they were still discussing the location; it will be located as close to the Mr. Gelb's property as possible.

There is an existing septic system that services the house; we will be replacing that. The storm water plan has been slightly revised and Glenn will get it to Dick McGoey's storm water guy. Trees will be cut to get into the driveway; as many as can be will be saved. There will be lights under the canopy; Glenn will provide details.

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

5 in favor

0 opposed

A motion for special use permit and site plan approval with the condition that there will be no sign on the property at this time was made by Lou Kiefer seconded by Anna Milucky.

5 in favor

0 opposed

Glenn asked if a restoration bond could be posted so that clearing could be started to install the storm water basin.

Dick asked him to put some numbers together for his review.

SACKETT LAKE RESORT – Glenn Smith

This project received preliminary approval in June 2005. At that time the plan was to construct a 350-room hotel, condos, retail space, a 9-hole golf course and 230 homes. Mr. Scharf is now proposing a hotel, condos and retail space. The property is in the Sackett Lake Sewer District. Permits to the DEC & DOH must be modified. The sewer district does not have enough capacity for this project, which is estimated at 72,000 gpd. There will be 50 – 1&2 bedroom condos.

Dick asked that the overflow parking be moved to the same side of the road as the development.

SEQRA – the Planning Board accepted lead agency as of one year ago.

Glenn submitted new EAF parts 1,2 & 3.

Melinda Meddaugh recused from the following project.

MONTICELLO MOTOR CLUB – Barbara Garigliano for the applicant

Glenn Smith representing the Town of Thompson

Chairperson Patrice Chester asked for the board's input regarding the public comments and the transcript from the public hearing as well as the noise study done by AKRF at the town's request. She asked that the applicant respond to the following:

NOISE

- 1) The noise study did not appear to include the expansion of the track; explain how the study addressed the noise as if the project was completed
- 2) AKRF suggested a sound wall barrier; the board would like another recommendation such as berms, trees and natural vegetation as an alternative to sound walls
- 3) AKRF addressed the noise issue at Rupp Road; the board would like them to look to some other areas of complaint such as Lake Joseph and Route 42

- 4) Will construction of condos and buildings buffer the noise if built towards Route 42?
- 5) Should the board consider an independent review of the AKRF study? Glenn said that he had a list of consultants that do exactly that; review noise studies

SECTION 190 OF THE TOWN CODE

- 1) Board asked for an explanation of Section 190 of the code with respect to the racetrack – and whether or not it applied to this plan
- 2) site plan under part 2; the Monticello Motor Club must abide by the terms of the site plan only. Constraints of Section 190 do not apply. These applicants are not permittees. Barbara Garigliano said that Section 190 applies to those that come to the town for occasional races; Paula Kay explained that when an applicant has an approved site plan any conditions to the site plan apply not any of the conditions of Section 190.

TOWN NOISE ORDINANCE

- 1) does the noise ordinance have an affect on the Monticello Motor Club

TRAFFIC

- 1) concern for truck traffic – sometimes they miss Cantrell Road – can a tractor trailer make a turn into or out of Cantrell Road without going into the other lane; and if not can the turning radii be taken into account or fixed – if it cannot be changed due to the fact that it is a State highway then address it that way

MUFFLER NOISE

- 1) one comment suggested restrictors – can the noise be adjusted?
- 2) Explain if and how this affects the performance of the car and whether or not it can be done without harming the club
- 3) The Board voiced concerns about the impact mufflers would have on the MMC future

Glenn Smith provided another set of comments based on the comments and the transcript. See attached document.

A motion to adjourn at 9:55 PM was made by Matt Sush.

Respectfully submitted,



Nora Hughson
Planning Board Secretary

March 13, 2013

MONTICELLO MOTOR CLUB COMMENTS

PRIMARY ISSUE TO BE ADDRESSED; NOISE

1. Only noise mitigation items noted to date is a sound wall to be constructed along Cantrell Road to mitigate Rupp Road noise issues.
2. Applicant should expand on options for sound barriers along other areas of track perimeter to mitigate.
3. Discuss the 2 options of sound barriers available,
 - a. Reflective Walls
 - b. Absorptive Walls
4. Since sound barriers should be as close to noise source as possible to maximize reduction in off site noise, discuss how close to track barriers can be situated without compromising safety. (A sound wall along Cantrel Road bounds could likely be overtopped by vehicle noise from within site, offering minimal mitigation)
5. Discuss earth berms with vegetation as an option.
6. Discuss existing topography around track and potential to modify or improve to redirect or reflect vehicle noise in some locations.
7. Provide more detailed evaluation of where highest decibel levels occur at specific locations on track (i.e. accelerating out of turns, higher speed straightaway runs), so mitigation measures can be directed accordingly.
8. Can existing wooded/vegetated areas around track situated at same or higher elevation than track be supplemented with more trees/shrubs plantings to mitigate noise. Per USDOT literature, 100' of dense trees and undergrowth will reduce noise by up to 5 decibels.

GLENN L. SMITH, P.E.
Consulting Engineer, P.C.

Monticello Motor Club Comments
March 13, 2013
Page 2

9. Discuss proposed garage buildings placement and orientation to reflect/absorb vehicle sounds.
10. Discuss previously mentioned vehicle mufflers adjustment or restriction to reduce noise; and possible adverse impact on marketability of track.
11. Provide more discussion/narrative on the off-road jeep trail, specifically types of vehicles, speeds, frequency of use, times of day, anticipated noise levels, additional site construction work needed, additional clearing of trees.
12. Re-relocated go-kart track at rear of site, consider sound walls around portions of perimeter, specifically toward (V)Monticello and Route 42/Jacob Drive residential areas.
13. Planning Board should consider retaining sound consultant for additional level of review and guidance on noise mitigation issues.

Respectfully submitted,



Glenn L. Smith, P.E.