

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, APRIL 24, 2013**

IN ATTENDANCE: Chairperson Patrice Chester
Lou Kiefer
Bernard Cohen & Jonathan Sunshine, Alternates
Logan Ottino, Building Inspector
Paula Kay, Attorney
Scott Mace, Liaison
Anna Milucky
Matthew Sush

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

The minutes from the previous meeting were corrected as follows:
Melinda Ketcham was changed to Melinda Meddaugh (where necessary)
Page 2 - under New Hope Community – in a prior meeting the neighboring property owner which is a hunting camp put the board on notice – This sentence was removed.

A motion to accept the minutes as amended was made by Lou Kiefer seconded by Anna Milucky.
4 in favor
0 opposed

CHERRY VALLEY –

A letter from the applicant, dated March 29, 2013, requested an extension of final approval, which is due to expire on April 22, 2013. The request for extension was due to economic hardship.

A motion to grant a one-year extension of final approval from April 22, 2013 to April 22, 2014 was made by Anna Milucky seconded by Matt Sush.
4 in favor
0 opposed

Lou Kiefer recused from the following project – Chairperson Chester appointed Jonathan Sunshine who also recused; Chairperson Chester then appointed Bernie Cohen.

CCT,LLC – Anthony Poli

The applicant converted a single family dwelling to a two-family and is requesting planning board approval.

Chairperson Chester stated that she believed the engineer was waiting for new plans.

Mr. Poli said that nothing has changed; a letter from Adler Engineering was submitted indicating that the septic system was adequate for the two-family dwelling and there should be no problem. Dick McGoey said that there is a problem. The Planning Board must approve a document. This plan does not have the fact that it is a two-family or the variances that were granted.

Paula Kay added that the Zoning Board of Appeals took care of the variances; you need a plan with everything on it. Adler knows what is needed.

Poli said that no one contacted his engineer.

Dick said to get the plan modified and add the variances and any other changes.

Paula said that since you (Poli) did not have an engineer at the Zoning Board he would not have been notified.

Chairperson Chester said we are not aware of any issues at this time and asked Dick if he had any problems with them moving forward.

A negative declaration motion was made by Anna Milucky seconded by Matt Sush.

4 in favor

0 opposed

A motion for site plan approval of a two-family dwelling contingent on receiving revised plans and final review and approval by the town engineer was made by Anna Milucky seconded by Matt Sush.

4 in favor

0 opposed

OSTER – Israel Oster & Chris Brunjes of Adler Engineering

Mr. Brunjes double-checked the number regarding the requirement that a SWPP be completed.

Mr. Brunjes spoke with Natalie Browne at the DEC office and confirmed what would be considered disturbance. The existing 20' path through the woods should not be included in the calculations for disturbance. The road to the back was built to access a proposed soccer field. This was done before and has settled a little bit so the DEC wasn't concerned. Taking everything else into consideration it was calculated that 35,750 square feet of land was disturbed; we still have almost 8,000 square feet before reaching the limit.

Dick said that I need the site plan and the calculation; I will review the numbers and confirm the disturbance.

2' topo has been added along with the retaining walls to accommodate the jumping pillow. The handicap aisle has been expanded to 8'x20', sidewalks will be ADA compliant; parking aisle will be detailed with proper signage. DOH approval is required for inspection of the deep pit tests.

The board questioned who oversees the care and treatment of the animals on site and hand washing facilities for after petting the animals.

Mr. Oster advised the board that the animals are being leased from Rubin Farms; he will be teaching them how to care for them. The animals will only be there seasonally; there will be 3 or 4 goats and sheep, maybe some rabbits and a llama.

The board had concerns for the animal waste and what would be done with it and odor from the animals. They suggested installing hand sanitizers next to the vending machines for animal food.

Dick asked about the roadway entrance and suggested this be paved 25' in from the road; Chris said they had a permit from the Highway Department to build the road.

Paula confirmed with the Highway Superintendent that there was a permit for the driveway entrance only.

Mr. Brunjes showed the board his plans for erosion control & soil stabilization; Dick wanted this placed the entire 500' along the roadway.

The sidewalks and details have been shown.

A motion to have a public hearing on May 22nd for this project was made by Lou Kiefer seconded by Anna Milucky.

4 in favor

0 opposed

Mr. Brunjes asked if Mr. Oster could move forward at his own risk.

Chairperson Chester said no. However if everything needed is ready we would consider acting on the night of the hearing. Ordinarily we do not act on that night but if there are no public comments, in order to move your project forward, we would take action. My suggestion is that you get specific information on the animals you plan to have, who you are leasing them from and how you will be addressing the smell and noise generated. Consider the traffic, amount of buses and when they will be coming to the property.

Paula said at that point you will have met with Dick and provided responses to the technical review comments.

AIR METHODS – Glenn Smith

Glenn said that Air Methods provides a medi-vac service 24 hours per day. They currently have rooms on the 4th floor of the hospital. That floor has received a grant and is being renovated so the staff of Air Methods must relocate. The applicant is proposing a 28 x 66', one-story modular. The building will be 14 to 15' to the peak.

Paula asked about signage.

Glenn said there wouldn't be any.

There are 2 to 3 people on duty at one time; during a shift change there is possibly 5 or 6. 8 parking spaces have been provided and shown on the site plan.

There is an existing manhole that can be tapped into for sewer to the building. Grading and landscaping, handicap space have been included.

Dick asked about lighting on the building; Glenn will verify what is planned.

Glenn advised the board that Air Methods will own the building; if a new contract is signed with another company then the building will most likely be removed. Wood planters have been shown for landscaping. No trees will be cut. Glenn will verify that the building will be sided with either white or beige vinyl siding.

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

4 in favor

0 opposed

A motion for site plan approval subject to any outstanding review comments being addressed and final review by the town engineer was made by Lou Kiefer seconded by Matt Sush.

4 in favor

0 opposed

CAMP IROQUOIS SPRINGS – Glenn Smith & Mark Neufeld

The applicant is proposing to replace the existing kitchen / dining room building with a new one that will be 129' x 130'. The new building will be no closer to other buildings on either side that it would be in basically the same footprint of the old building. Logan advised that the building would have to be sprinklered; Mr. Neufeld stated he had been with the architect and was aware of the requirement. Logan said this was based on the capacity of the building.

Dick asked about outside lighting; any proposed lighting should have shaded lens. Glenn should add a catalogue cut to the site plan.

The sprinkler system will most likely require a storage tank. This could possibly be an inside tank. Mr. Neufeld said that they were checking into a wet or dry system; the building is shut down during the winter months. Any proposed outside tank should be added to the site plan.

The board agreed that a public hearing would not be required. This is a replacement building in addition to the location being within the property; not seen from the roadway.

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

4 in favor

0 opposed

A motion for site plan subject to final review and any proposed lighting being added to the site plan was made by Anna Milucky seconded by Matt Sush.

4 in favor

0 opposed

EXCELLENT BUS SERVICE – Glenn Smith & Mr. Gelb & son

The applicant is proposing a different location for the bus station; next to the site that was approved by the planning board. The owner was made aware of the lack of access off the County Road after the purchase of the property. Glenn stated that he has been with Sullivan County DPW to discuss entrance and exit on the County Road in Bridgeville. Site distance at the new location is 900' both ways. Mr. Gelb will have 6 busses at this location. The new site is heavily screened; the house will block the bus parking from the roadway. The front of the property will have parking spaces for the drivers. Passengers will enter the bus area through the house. There will be a ramp into the house for handicap access. Bathrooms are available in the house; one will also be made handicap accessible.

Light poles will be detailed. There will be pavement into both drive entrances.

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

4 in favor

0 opposed.

Lot consolidation was discussed. Mr. Gelb said that he was pursuing the issue with the title company and preferred that the lots stay separate at this time. Dick asked for a note on the plan about the easement for the temporary roadway and electric line. Glenn said that the electric line may be abandoned since the house cannot be used as is.

SUN RANCH – Randy Wasson

The applicant is proposing to removed building #6 and replace it with a new modular that will be 200 square feet larger with the porch replacement. This is in compliance with the bungalow colony code. The building location was rotated so that it fits better on the property. Four bedroom count was added to the table on the site plan.

Paula asked how close the existing building is to the laundry building.

Randy said about 23'; the new building is also 23' away.

Dick said that the laundry building is larger than indicated on the site plan. He also believes that there is a 25' separation between the two buildings. Dick added that the deck on 7&8 is not shown accurately on the plan. Dick wants Randy to confirm that no building permit was not required for the deck.

Logan stated that if the deck was 1' or less above the ground it did not required a building permit. Logan added that there are still some open permits on the property.

Dick asked that the water & sewer connections to the new building be shown on the site plan. He wants to be sure that the new building will not be on top of the utility lines.

Logan Ottino added that they must put in a compactor; this is required at all bungalow colonies. There is only a dumpster currently; this space is not large enough for the compactor.

Randy suggested it might fit at the end of the parking lot.

Dick asked that the compactor enclosure details be added to the site plan.
Chairperson Chester asked if there were any parking issues at this colony.
Logan said no.

A negative declaration motion was made by Matt Sush seconded by Lou Kiefer.
4 in favor
0 opposed

A motion for site plan approval for replacement of building #6 subject to the following conditions was made by Matt Sush seconded by Lou Kiefer.

- 1) confirm separation distance is not worse than before
- 2) show water & sewer lines
- 3) provide compactor enclosure details
- 4) address any outstanding building permits
- 5) accurately show the laundry building and the deck on units 7&8
- 6) provide bedroom count table

4 in favor
0 opposed

CONTINENTAL COTTAGES – Tim Gottlieb

Logan advised that all of the building permit applications that the applicant was in violation for, from 2008, have been submitted. Tim said that they are sending in the application for Unit #11. All previous additions have been added to the site plan.

A building permit for the loft in Unit #5K must be submitted.

Sewer & water for the new unit has been added to the site plan; the sewer line is being relocated. There is an electric transformer close to the new unit; show on the site plan.

Dick asked that the sidewalks be shown.

If the loft area in unit #5K is a bedroom this should be added to the total bedroom count. Tim said he believed it was already in the count.

The property is in the sewer district so it isn't a big issue for sewer purposes. The colony is serviced by Kiamesha Artesian Water.

Paula stated that there is a load of walls in from of the property.

Tim said this is at the other site but he would see that they are moved.

Logan said they are probably for the new unit. She added a permit for the bedroom in the loft of unit 5K is required. Permits for 5K & 11 must be received before plans are signed.

Units 3&4 are being replaced.

Parking is not an issue at this colony.

A negative declaration motion was made by Anna Milucky seconded by Matt Sush.

4 in favor
0 opposed

A motion for site plan approval for replacement of Unit 3&4 subject to any outstanding technical review comments as discussed was made by Lou Kiefer seconded by Matt Sush.

4 in favor
0 opposed

MONTICELLO MOTOR CLUB – Glenn Smith for the Town of Thompson Peter Berman, John Petroccione & Ari Strauss for the applicant

Glenn provided a proposal from AKRF dated 4-1-13 that will address acoustical mitigation with respect to the recently performed sound study.

- 1) a model will be designed
- 2) noise model
- 3) mitigation summary

The proposal is \$13,300.

A motion to authorize the proposal for mitigation review by AKRF was made by Anna Milucky seconded by Lou Kiefer.

4 in favor

0 opposed

This proposal agreement should be signed by Supervisor Cellini and Chairperson Patrice Chester.

Glenn advised the board that the applicant is requesting approval to finish the 40'x 60' addition that was started last year on one of the hangar buildings but was never completed. The building and addition are on asphalt that is already there so there will be no increase in impervious surface. There are not bathrooms or water to the building; used for car storage only.

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

4 in favor

0 opposed

The applicant has submitted plans for Phase I work that have been reviewed by Glenn Smith and comments provided to the board.

Peter Berman advised the board that based on those comments most changes have been made to the site plan.

Chairperson Patrice Chester asked about the responses to the comments from the public hearing that were no specific to the sound issues.

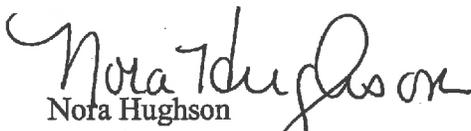
Peter Berman responded that they have been working on a response for the board.

Paula said that when the AKRF study results come in they could be distributed to the Board. Hopefully there is a quick turn around from AKRF.

239 M letter from the County was discussed. The letter included comments from DOT. Pete Berman said they were working with the DOT on their concerns.

A motion to adjourn at 8:55 PM was made by Lou Kiefer.

Respectfully submitted,


Nora Hughson
Planning Board Secretary