APPROVED DRAFT

TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, MAY 22, 2013

IN ATTENDANCE: Chairperson Patrice Chester
Anna Milucky
Melinda Meddaugh
Matthew Sush
Lou Kiefer
Alternate members Bernard Cohen & Jonathan Sunshine
Logan Ottino, Code Enforcement Officer
Dick McGoey, Consulting Engineer
Paula Kay, Attorney
Scott Mace, Liaison

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

39 surrounding property owners were notified by certified mail.

OSTER – the public hearing was taken by a stenographer
The public comment portion of the hearing was closed. The board will take written comments until 4:30 PM on Wednesday, May 29, 2013.

The second public hearing was opened.

38 surrounding property owners were notified by certified mail.

MONTICELLO MOTOR CLUB – the public hearing was taken by a stenographer
The public comment portion of the hearing was closed. The board will take written comments until 4:30 PM on Wednesday, May 29, 2013

MAGIE – Gary Magie
Mr. Magie indicated that he wanted to have a small sign on the property to show where the business is. Public hearing comments brought up the fact that customers couldn't find the archery place; turning around in other people's driveway and going up and down the roadway. Gary said that he has a u-shaped driveway and would like to place the sign in the middle of the u. The board questioned how many people he had coming there. He stated in the winter about 40-50 people a week.
Sign details were provided.
A negative declaration motion was made by Matt Sush seconded by Lou Kiefer.
5 in favor
0 opposed
A motion for site plan approval subject to final review by Dick McGoey was made by Anna Milucky seconded by Matt Sush.
5 in favor
0 opposed

11 FAIRGROUNDS, INC. Tim Gottlieb
Tim advised the board that the trailer was removed. The property has been cleaned up.

There is a note on the plan indicating that there was to be no storage of material outside. Landscaping plan now includes 4 dogwood trees. The dumpster has been moved inside the fence.
A negative declaration motion was made by Anna Milucky seconded by Melinda Meddaugh.
5 in favor
0 opposed
A motion for site plan approval conditioned on a final site review by the town engineer was made by Lou Kiefer seconded by Melinda Meddaugh.
5 in favor
0 opposed

THE CENTER FOR DISCOVERY – Carrus Institute – Glenn Smith
Glenn advised the board that he received the necessary variance from the Zoning Board of Appeals for a rear yard setback reduction for 50' to 13 ½'. This is noted on the plan.
A negative declaration motion was made by Anna Milucky seconded by Lou Kiefer.
5 in favor
0 opposed
A motion for site plan approval for the building addition subject to final review and approval by the town engineer was made by Melinda Meddaugh seconded by Anna Milucky.
5 in favor
0 opposed

ROCK HILL CAFÉ – Glenn Smith and Steve Vegliante
Glenn told the board that this is the former Rock Hill Pharmacy; across from the Sullivan. They would like to convert it into a small café serving baked goods, light food and coffee. There will be a drive thru also. The building will have some tables and a lounge area with a capacity of under 30 customers. The hours of operation will be from 6 or 7 a.m. until 9-10 p.m.; market driven – hopefully 7 days a week.
The drive-thru lane has been increased to 10'.
Parking was discussed. A note on the plan will indicate that the employees of the café are to park across the street at the Sullivan where there is more than enough parking spaces available.
Dick recommended that an exterior grease trap be installed.
Steve said that there would only be one deep fryer; grease is recycled and not dumped down the drain.
Dick will check the sewer ordinance regarding whether or not a grease trap is required.
The water supply comes from the back of the building.
The applicant is proposing to use the dumpster at the Sullivan for garbage collection. Dick asked for a note on the plan that there would not be a dumpster located on the premises; a dumpster sometime gets placed after the fact and ends up taking up a parking space.
Landscaping was discussed; Steve said that the landscaping will be similar to the Sullivan. When asked about signage Steve indicated that they will continue to use the existing sign and it is already shown on the plan. Glenn said that the retaining wall will be moved back to put in the parking.
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 final review and sign-offl by the town engineer was made by Anna Milucky seconded by Matt Sush.
5 in favor
0 opposed

BERNIES RESTAURANT – Glenn Smith & Steve Vegliante
The applicant would like to have some outdoor dining. As the summer months get closer the owner would like to expand the seating area outside over the existing patio. When asked about an awning Steve responded that possibly in the future it would be considered but for this season they would most likely use umbrellas.
Parking was discussed; it was agreed that there was ample parking spaces and the number provided was what the code requires.
Glenn will add the bulk table, site location and adjoining property owners to the site plan.
A negative declaration motion was made by Anna Milucky seconded by Lou Kiefer.
5 in favor
0 opposed
A motion for site plan approval subject to any outstanding technical review comments being addressed was made by Melinda Meddaugh seconded by Matt Sush.
5 in favor
0 opposed

ICHED ANASH – Barbara Garigliano
The applicant purchased property from Kutsher's; the survey was done after the fact. The pump station is on the applicant's property and several of the bungalows are on Kutsher property. Mrs. Garigliano stated that they need to do a subdivision / lot improvement to correct these issues. One application will need several variances; lot size, side yard setbacks and density. Exactly which variances are required will be discussed with Dick so that the proper ones are applied for. The board suggested denying the site plan application and then setting up a meeting to decide what is needed. Mrs. Garigliano said that there is a possible solution that would eliminate all but one variance.
A motion to deny the site plan request for code deficiencies was made by Anna Milucky seconded by Lou Kiefer.
5 in favor
0 opposed

KUTSHER SUBDIVISION – Barbara Garigliano
The applicant is proposing to split off the maintenance shed from a larger parcel of land that may be purchased. The pending buyer is concerned with any contamination that may be around the maintenance shed. Mrs. Garigliano stated that the house and maintenance share the water supply; there is a private septic system serving the house.
There will be an easement to handle the shared well.
Technical review comments will be addressed; new maps will be provided.

JOYLAND ACRES – Chris Brunjes
Mr. Brunjes stated that he did not receive a copy of the review comments from the town engineer; Paula Kay provided a copy.

Mr. Brunjes said that he knew the trailers were an issue and they have been removed.
Dick had several old technical review comments that have remained unresolved.
Some of the comments included density, wetlands, electrical issues, overview of the septic system capabilities and electric lines precariously draped over residential structure.
Dick said there was also a new building constructed without benefit of approval or building permit. The building has water to it and is in the process of adding sewer service. This structure is right in front of the two buildings wanting approvals. Dick stated that it was obvious that no one from the engineer's office had visited the site.
Chris Brunjes confirmed that he had not been out there and it was apparent that the applicant did not learn their lesson the first time. He will provide an "as built" site plan.
Chairperson Patrice Chester stated there would be no action taken by the board tonight.

MELTZER – Tim Gottlieb
The applicant is proposing a paint ball course. Daylight only. A small concession is planned but no food, bottled drinks only. The property consists of a series of fields. The board went over some of the details they were looking for. Traffic, parking, handicap access, whether or not a road will be constructed and would they be selling merchandise out of the concession.
Dick advised the emergency access would have to be 20' wide. The board also requested details on hours of operation, signage etc.

SERENITY GARDENS – Joe Pfau & Mike Watkins
The applicant is proposing a 35-lot subdivision next to the Monticello Motor Club. Mr. Watkins stated that he has worked for Woodstone Development for 10+ years. He added that it was a challenging site. This is a small subdivision considering it is zone for 600 homes; we are planning 35 lots. There are a lot of wetlands. We are stream lining the project by not having a Homeowners Association so that we do not need to work with the AG. There will be a maintenance agreement with private roads and a private clubhouse. The development company will own the road. A single access at the high spot on Cantrell Road will be the entrance to the site. Each lot will have well and septic. To the north and south there is a wetland constraint. Lots should each have a 150' to 200' lot width. The proposed roadway will be 4000'.
We are working on potential access into the track.
The board suggested a cul-de-sac half way down the road.
The fire department should weigh in on the plan; the engineer will send a copy of the subdivision plan to them.
Mr. Pfau said he had room to push the houses back an additional 75-100'.
Dick stated there is a site distance issue at the entrance to the site. We should meet out there with the Highway Superintendent; possibly a vee entrance would work
A long EAF should be completed and submitted.
Mr. Pfau said that storm water has not been shown; it will be part of the maintenance agreement.
The site plan for the clubhouse can be incorporated into the subdivision plan.
The board asked what type of houses were being offered.
Mr. Watkins responded that he will be offering several different models between 2 & 3000 square foot range; or if they prefer a custom design.
Matt asked about the emergency access; would it be past security?
Mr. Watkins said yes; but there will be additional security and the property would be gated.
Dick asked if vacant lots would be sold.

Mr. Watkins said no; this subdivision is meant to be built out.

FOREST PARK –
The Department of Health is requiring that all of the parcels within the development be combined as part of their approval of the water system.
A motion to combine lots #9.-1-67. 9.-1-74.1 & 9.-1-74.2 was made by Anna Milucky seconded by Lou Kiefer.
5 in favor
0 opposed

Jonathan Sunshine recused from the following item (as a board member)
SUNSHINE – Jonathan Sunshine
This is a referral from the town board regarding a request to change the zoning on the Sunshine property to a CI zone. This zone would fit into the neighborhood equal to the PRD. Mr. Sunshine understands that that they cannot add to the existing residential building. The property is surrounded by the PRD.
Paula Kay assured the board that in this particular case the change would not be considered spot zoning due to the extenuating circumstances. Earlier in the meeting Steve Vegliante, attorney for EPR, advised the Planning Board that his client was in favor of the requested zone change.
A motion to recommend to the Town Board that they proceed with the Sunshine zone change request to CI was made by Lou Kiefer seconded by Anna Milucky.
5 in favor
0 opposed

A motion to adjourn at 10:28 PM was made by Melinda Meddaugh.

Respectfully submitted,

Nora Hughson
Planning Board Secretary