

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, MAY 8, 2013**

IN ATTENDANCE: Chairperson Patrice Chester
Lou Kiefer
Logan Ottino, Building Inspector
Paula Kay, Attorney
Dick McGoey, Consulting Engineer
Scott Mace, Liaison

Matthew Sush
Melinda Meddaugh

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

19 surrounding property owners were notified by certified mail

11 FAIRGROUNDS LLC – Tim Gottlieb

Mr. Gottlieb explained that the applicant is proposing to build a plumbing goods warehouse; 65 x 100 square feet. The area between the buildings will be paved. There will be employee parking and handicap access. Landscaping will be added.

Chairperson Chester asked the board if they had any comments.

Lou Kiefer: will the area be cleaned up?

Tim: they will be getting rid of the trailer; currently they are doing the prep work for the parking. There are items outside right now since they have no room inside for the supplies.

Lou: there is a lot of junk

Dick asked if the clean up could be before the next meeting?

Tim: I will make that known to the applicant.

Melinda: there is a purple dumpster on the side of the building; can that be moved? And what about the traffic in and out?

Dick said there needs to be an enclosure for the dumpster.

Tim: the property will only be busy in the summer; they have a facility in the city and deliver the products from here. It is not a retail business; basically just deliveries.

Melinda: could you show something other than pines? Add some flowering trees to the mix.

Chairperson Chester asked for any comments from the public.

There was no public comment.

A motion to close the public hearing at 7:34 PM was made by Lou Kiefer seconded by Matt Sush.

4 in favor

0 opposed

Chairperson Chester called the regular meeting to order.

A motion to approve the minutes from the previous meeting was made by Lou Kiefer seconded by Matt Sush.

3 in favor

0 opposed

Melinda Meddaugh abstain

PUZIO- Mr. Puzio

Chair Chester asked Mr. Puzio if he received Dick’s comments.

He responded yes but did not bring them with him. He was provided a copy.

Dick stated that the plans are not in acceptable form for this board to review. He advised the applicant that he needed a site plan; with property boundaries, setbacks, surrounding property owners and area location map. Dick said there was no checklist or EAF submitted. You need to have an engineer prepare a site plan and get it in to me before this board can review the project.

Chair Chester asked if these documents were with the packet of information.

The planning board packet is complete with the required forms.

Dick said to have the engineer contact him to discuss what needs to be done.

Chair Chester added that the submittal is not in a form that can be reviewed.

PINE TREE BUNGALOWS – Glenn Smith & Joel Kohn

The applicant is proposing to knock down 9 or 10 buildings with 19 units and replace those buildings with 7 duplexes for 14 units.

Dick advised that comments 12-16 do not apply to the project; except for 14 referring to landscaping.

Glenn said that he previously submitted a calculation of bedrooms; with the prior site plan there were a total of 44 units with a total of 80 bedrooms. The SPEDES permit is based on and limited to 80 bedrooms. This number cannot be exceeded. The two basements units of 7 & 8; known as 7A & 8A were approved in March of 2012.

Dick asked that the separation distance be verified and shown on the map. Indicate where the septic system is and show the water and sewer lines.

Glenn said that the new units would be one story with full basements. There should be a note on the plan that there will be no bedrooms in the basement area.

Melinda asked about landscaping along the grassy portion in the front of the property; something other than pine trees. She mentioned that there is a Renaissance program for seasonal properties and there is some funding. Glenn will add some flowers trees.

Glenn asked the board about having a public hearing.

Paula suggested that sine the proposal is to demolish and replacing with less that she didn’t see the need.

The board agreed that no public hearing would be required.

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

4 in favor

0 opposed

A motion for site plan approval conditioned on the review comments being addressed including but not limited to landscaping and note regarding no bedrooms in the basement and final review by the town engineer was made by Matt Sush seconded by Lou Kiefer.

4 in favor

0 opposed

CHARM ESTATES – Tim Gottlieb, Joel Kohn & Chaim Schwartz

Rabbi Schwartz told the board that the Rabbi at Charm Estates is 93 years old. The shul and his house are on opposite ends of the colony. He is in bad condition and wants the shul by his house because he can no longer walk that far.

The board asked what they were going to do with the old shul. Rabbi Schwartz said that they weren't sure yet; it could be used as a day camp but they didn't really know.
The board asked that the site plan note that the old shul is not going to be used. They must come back to the planning board for approval if they decide to use it at a later date.
The new shul will be 2500 square feet; attached to the building.
Paula said that there were some issues that needed to be addressed. The condition of the parking lot and the compactor. These need to be taken care of before the colony is occupied.
Dick stated that the water and sewer lines be shown on the site plan. There are 9 open permits that need to be taken care of. Joel Kohn said that they were working to close them out.
Handicap access must also be provided.
Tim will show that the utility lines under unit 14 will be moved.
Logan Ottino added that they must have an emergency access roadway to the shul.
Melinda said that there also needed to be landscaping.
A negative declaration motion was made by Melinda Meddaugh seconded by Lou Kiefer.
4 in favor
0 opposed
A motion for site plan approval conditioned on the outstanding review comments and final review by the town engineer was made by Melinda Meddaugh seconded by Lou Kiefer.
4 in favor
0 opposed

Matt Sush recused from the following project. There was no alternate to appoint.

TARA ACRES – Randy Wasson

The applicant is proposing to increase the length of the existing swimming pool by 8'. That is what the Planning Board is to review on this project. The pool building, which is considered an accessory structure, is being enlarged but it is already in existence.
A compactor must be added to the site plan; this is a requirement of the town. There is a dumpster and enclosure however it is not big enough for a compactor. Dick asked that the details of the enclosure be provided.
The number of bedrooms should be noted on the plan.
Verify the separation distance between the deck and unit #5; also the deck as shown on the site plan is incorrect; add the correct size.
Chairperson Chester said that before the CO is issued the installation of the compactor and lot consolidation must be completed.
A negative declaration motion was made by Lou Kiefer seconded by Melinda Meddaugh.
3 in favor
0 opposed
A motion for site plan approval conditioned on outstanding review comments being addressed and final review by the town engineer; compactor and lot consolidation being completed prior to a CO being issued was made by Melinda Meddaugh seconded by Lou Kiefer.
3 in favor
0 opposed
A motion for lot consolidation of #2.-1-29 & #2.-1-49.3 was made by Lou Kiefer seconded by Melinda Meddaugh.
3 in favor

0 opposed

MOONLIGHT COTTAGES – no one was present for this project

FARSITE BUNGALOWS – was removed from the agenda at the request of the project engineer

ARMON ESTATES – Al Adler & Sara Weintraub

Mr. Adler explained that the previous site plan had one several items including rebuilding the existing mikva. We are withdrawing that application.

Paula stated that those items should be removed from the site plan.

Adler brought up the parking comments; this is shown across the street. Al asked if there were ever any complaints about parking

Logan said no.

Adler: this is any existing colony and they have been managing for may years.

Lou added that they have parked on the side of Route 17; I see them there all the time and not in the parking area.

Ms. Weintraub said if this was a problem for the board she would put up “no-parking” signs along the road – I have hardly any renters.

Adler said that they replaced a bungalow into the banks of the Mongaup; it was built with two bedrooms and has a stop work order on it.

Ms. Weintraub said she was not using those units; they are two-bedroom and I want to use them. No one wants to rent one-bedroom bungalows any more.

Logan Ottino advised that they can’t be used until interior renovations are done; you can’t have a bedroom through another bedroom.

There was a discussion about the storm damage and trees falling on several of the buildings; there is one on the shul another tree smashed through a bungalow and one split the railing on the deck.

Chairperson Chester advised the engineer and property owner that there was no application before the board; this is just for discussion purposes. If you had an application it would be for replacing a building?

Paula suggested they make an appointment with Dick and go through the work you are planning to do.

Chairperson Chester added that it is premature to come before this board. A new application and revised plan must be submitted. All the information should be on the new complete plan. The plan does not have everything that you want to do on it.

Melinda Meddaugh recused from the following project.

MONTICELLO MOTOR CLUB – Glenn Smith, engineer for the Town of Thompson. Peter Berman & Ari Strauss for the Motor Club.

Glenn submitted documentation from AKRF in the form of a slide presentation.

Possible options for noise reduction were;

Sound walls

Masking sounds

Window modification

Sound walls both reflective & absorptive were analyzed – didn't do much; only a 3-5 decibel reduction near the walls with no benefit at ½ mile away 40' & 60' high walls were modeled with negligible results at receptor sights. The farther away from the sound walls the less effective they become. ½ mile away has no affect. Berms with trees would not provide much relief.

Glenn has been in touch with other acoustical consultants to provide an independent review of the AKRF study.

Paula Kay suggested that procedurally Glenn should make a determination of the consultant after a discussion with Paula & Chairperson Chester.

A motion to allow Chairperson Chester to make the decision on which acoustical firm should be hired after discussing with Glenn and Paula was made by Lou Kiefer seconded by Matt Sush.

3 in favor

0 opposed

Paula advised the board to review the information provided by AKRF; review the sound insulation / modified windows suggestion. Chairperson Chester asked that the board direct any questions to her.

Chairperson Chester added that in the mean while the applicant is moving forward with the request to modify the existing site plan.

Comments were discussed:

- 1) wastewater treatment – details have been added to the plan. A high level alarm and flow data will be included as a temporary septic plan for Phase 1; the 6 autominium units will be the only items generating wastewater
- 2) off road course
- 3) storm water update – all mitigation will be included in this plan
- 4) well tests are back
- 5) redesign of the septic for the corporate office has been completed; the perc tests are ok
- 6) go-cart track – specifics have been detailed with contours and drainage
- 7) pole-barn addition has been added to the site plan
- 8) septic has been deleted by the paddocks
- 9) the plan now includes all existing and proposed development
- 10) gravel pad is for vehicle staging; the off road course trail is no a rally or race. It is for street cars only. Low speed and low volume.
- 11) There will be no motorcycles; a note will be added to the plan
- 12) Dirt-bikes – Ari said they have allowed the neighbors to ride their dirt bikes on the property. We are okay with not having them there since it is an issue with the some of the surrounding property owners. Paula suggested discussing this.
- 13) Turf parking – this is for overflow parking and create less impervious surface. Details of gracing and erosion control will be noted.
- 14) The road nearest the bungalow colony has been moved in several 100 feet; the natural buffer was left at the request of the colony owners.

Part 3 of the EAF is pending the sound study review.

The reference to autominium is a style; will be in fee simple. No real estate transactions.

The garage over hangar has been resolved. The old hangar that is falling down will be repaired and used strictly for storage.

The pedestrian bridge and vehicle bridge have been engineered and structurally designed.

There will be no site lighting.

Paula asked Glenn if he felt the plans were in shape for a public hearing; he agreed that they were.

A motion for a public hearing to be held on May 22nd was made by Lou Kiefer seconded by Matt Sush.

3 in favor

0 opposed

A motion to adjourn at 8:55 PM was made by Matt Sush.

Respectfully submitted,



Nora Hughson
Planning Board Secretary