

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, JUNE 26, 2013**

IN ATTENDANCE: Chairperson Patrice Chester
Matthew Sush
Bernard Cohen & Jonathan Sunshine, Alternates
Logan Ottino, Building Inspector
Dick McGoey, Consulting Engineer
Anna Milucky
Lou Kiefer

A motion to approve the minutes from the previous meeting was made by Lou Kiefer seconded by Anna Milucky.
4 in favor
0 opposed

GOLDEN RIDGE APARTMENTS – Joe Pfau & Jonah Mendelbaum

Notices were sent out for Lead Agency. The board can accept lead agency after the 30-day waiting period. Mr. Pfau said that on July 10th they would be asking for a Negative Declaration and conditional site plan approval.

A sign-off letter from SHPO was submitted by the engineer.

A final response from DOT was received; there are some minor comments to be addressed, which mostly relate to the signalization and timing of the traffic light on Route 42.

The project has received approval for the water main extension.

Matt Sush asked if McDonald's has responded with any comments regarding the curbing.

Mr. Pfau said that they hadn't heard anything from them.

Dick asked if the fire department has reviewed the project. Mr. Pfau said he would check but he believed that they had signed off on the site plan.

Dick asked that Mr. Mendelbaum update the board on the funding for the project.

Jonah Mendelbaum advised the board that he met with the committee yesterday. There will be a 2-round session of approvals in October and November. All approvals must be in place at the time the funding is requested. To qualify you must have a project ready site and construction must be started within 120 days of the approval. I will be going to the town and discussing a payment in lieu of taxes. We will be starting with Phase I and get this project going.

SERENITY GARDENS – Joe Pfau & Michael Watkins

The plan has been modified based on comments from the board. The entrance to the site has been moved towards the existing entrance to the Monticello Motor Club. A cul-de-sac has been added mid-way and another one added at the entrance. If someone enters and the gate is closed they have the room to pull around in order to exit the site.

Mr. Pfau said that they are ½ way done with the soils; the deep pit tests are done. The endangered species review has been completed; we are just waiting on the paperwork.

Part 3 of the EAF needs some additional information including storm water and traffic.

Maintenance of the road will be addressed in the deed. Mr. Watkins said he was drafting language for the deed that would include storm water and road upkeep.

The board wanted to know how this would be enforced.

Mr. Watkins said that he would have to defer to his attorney about how this would be accomplished. However, he believes this is common practice and would work. The board asked if the fire department had reviewed the subdivision plan for their input and comments regarding accessibility.

Mr. Pfau said it was submitted to the fire department but no response has been received yet. Lou Kiefer asked what happens when someone buys lot #1 and then another person buys one further down the road?

Michael Watkins replied that he was filling the role, as developer and he would be responsible until a substantial amount of the parcels were sold.

Matt asked about winter?

Mr. Watkins confirmed that the roads would be kept open during the winter season.

When questioned about a Homeowners Association Mr. Watkins replied that he wanted to start selling this season not wait for Homeowners Association approval, which could take more than six months. The clubhouse will remain private; the property owners are not required to join. A motion to set a public hearing for July 10th was made by Anna Milucky seconded by Lou Kiefer.

4 in favor

0 opposed

SUNSHINE ESTATES – Joel Kohn

This project is here for approval of the replacement for a building that was destroyed by fire. Dick said that some of the site plan notes from the original have been removed and must be put back on; regarding the basements not being used for living area, the variance that was granted and the table indicating bedroom counts for each of the units must be included. The plan also needs to have the revision dates on it. The open permits must be addressed and taken care of. Dick added that the compactor is in place as required.

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

4 in favor

0 opposed

A motion for site plan approval conditioned on the outstanding items be taken care of; the open permits must be taken care of before any CO is issued was made by Lou Kiefer seconded by Matt Sush.

4 in favor

0 opposed

PUZIO – Ted Puzio &

The applicant is constructing a two-family dwelling. The original dwelling on the left encroaches on the 50' setback at 49.7'. A stone facade was added which may have caused it to be closer than when it was first constructed. The new construction, on the NE corner, is 5' short of the required setback. There is a shed that does not meet the property line setback. This was not on the original survey. Mr. Puzio said that he could move the shed back so it was more than 10' from the line. Logan Ottino advised the applicant that the construction plans need to be updated; the ones submitted are not adequate. A checklist was sent to the architect but no response was received. Dick said that an engineer must confirm that the septic is adequate for the two family dwelling. The habitable living area must be 1000 square feet; this should be verified on the plan.

A motion to deny the application for a two-family dwelling for code deficiencies was made by Lou Kiefer seconded by Anna Milucky,
4 in favor
0 opposed

RNR MOBILE HOME PARK – Glenn Smith

This project is the 120-unit mobile home park located on Pittaluga Road. Michael Baum still owns the property and has been watching the economic conditions. He has been hoping for a sewer line to connect the parcel to municipal service. Either from the proposed jail or from the recently installed Harris Sewer project for Harris Woods. The proposed bond to be posted was \$3.2 million, which he can't afford at this time. The zoning hasn't changed and there are no other major developments going on in the immediate area.

A motion for a six-month extension to preliminary approval was made by Lou Kiefer seconded by Anna Milucky.

4 in favor
0 opposed

The board discussed the fact that 6 months wasn't very long to move forward on this project. A motion to amend the extension from 6 months to 12 months was made by Lou Kiefer seconded by Anna Milucky.

4 in favor
0 opposed

Glenn Smith represents the town for the following project review.

MONTICELLO MOTOR CLUB – Pete Berman, Ari Strauss & John Petroccione

Part 3 of the EAF was submitted for the board's review. Plans have been revised to show the game fence and proposed wall along Cantrell Road. There are wetlands on the property. The applicant would need to get a DEC permit in order to construct the game fence in that area; they haven't decided whether to get a permit or bypass the wetland area.

When a project is submitted to the County for 239M review a copy of the plan is also sent to the DOT for their comments and review.

The DOT has requested that additional traffic counts be collected during the months of July and August. The traffic study should be expanded to include the DOT comments.

Glenn reminded the board that the additional traffic counts were for the 3 or 4 race days that are being planned in the future. The plan before the board at this time does not include those proposed race days.

Chairperson Patrice Chester asked the board members to review the EAF and get any comments or questions to Glenn.

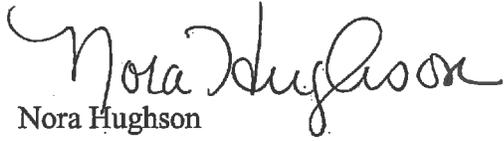
Part 2 of the EAF includes the land to be impacted with the paved parking that could accommodate up to 1000 cars; the SWPP has been amended to account for the increased run-off of that parking area.

Traffic and sound study are the other issues covered.

The engineer confirmed that there have been no other major changes to the site plan since the board saw it the last time.

A motion to adjourn was made by Lou Kiefer.

Respectfully submitted,

A handwritten signature in black ink that reads "Nora Hughson". The signature is written in a cursive style with a large, looping initial "N".

Nora Hughson
Planning Board Secretary