

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, AUGUST 14, 2013**

IN ATTENDANCE: Chair Patrice Chester
Lou Kiefer
Melinda Meddaugh
Logan Ottino, Building Inspector
Matt Sickler, Consulting Engineer
Scott Mace, Liaison
Anna Milucky
Matthew Sush
Jonathan Sunshine, Alternate

Chair Patrice Chester called the meeting to order at 7:30 PM. She stated that people in the audience were having difficulty hearing what the board members were discussing. Chair Chester asked that people be considerate and avoid having side bar conversations that disrupt the meeting and make it hard for interested persons to hear what is going on.

The minutes from the previous meeting were corrected as follows:
, the second correction was made by Chair Chester.

A motion to approve the minutes as amended was made by Lou Kiefer seconded by Matt Sush.
5 in favor
0 opposed

HAR-NOF, INC. – no one appeared for this project

SERENITY GARDENS – Joe Pfau & Mike Watkins

Mr. Pfau stated that they have addressed the vast majority of the comments. They will work up a landscape plan and add a few bike racks; as requested by the County under 239M review.

Lou asked about sidewalks.

Mr. Watkins stated that there would not be any sidewalks. This project has a rural setting. It will be a gated community and the only traffic will be from within the development. That would be the only pedestrian walking along the roadway.

Lou said he would still like to see walkways; a lot of people jog.

Mr. Watkins said he is not prepared to do that. They will be individually owned lots.

Chair Chester stated that requiring sidewalks would create a maintenance problem; who would take care of them?

The owner is maintaining the roadway. Each deed will have a maintenance agreement and each owner will be responsible for a portion of the cost. Mr. Watkins said these are 5-acre lots to maintain privacy; that is the selling point. I could have made a lot more parcels but I wanted to keep the rural setting.

We will be landscaping where the new road meets Cantrell; we will be showing the proposed sign on the landscape plan.

Chair Chester said that the project is looking for conditional approvals and that the owner has applied for a road-clearing permit. If the project gets approval I would like to propose that a bond amount, if required, is worked out between Dick McGoey and Paula Kay.

The applicant and his engineer were satisfied with that condition.

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

5 in favor

0 opposed

A motion to combine the two parcels involved in the project was made by Lou Kiefer seconded by Matt Sush.

5 in favor

0 opposed

A motion for subdivision approval subject to any outstanding technical review comments including the landscaping and entrance drive and final review by the town engineer was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

A motion for site plan approval with the conditions specified in the subdivision approval and bonding for the roadway, if required, was made by Lou Kiefer seconded by Matt Sush.

5 in favor

0 opposed

FOREST PARK ESTATES – no one was present for this project

A motion to take the agenda out of order in case either of the two “no-show” project show up was made by Lou Kiefer seconded by Anna Milucky.

5 in favor

0 opposed

Melinda Meddaugh recused from the following project. Jonathan Sunshine sat in her place.

Glenn Smith is the town engineer for this project; Paula Kay joined the meeting by cell phone.

MONTICELLO MOTOR CLUB – Barbara Garigliano, Ari Straus, Peter Berman & John Petroccione.

An unidentified member of the audience asked if he could provide information to the board.

Chair Chester stated that the public comment period had ended; that this is the board’s time to review the project.

He again asked if information regarding the sound study could be given; that a sound engineer has accompanied him to the meeting.

Chair Chester and Anna Milucky advised no; that the public comment period is over.

Ms. Garigliano said that with respect to lead agency, to her knowledge, only the DEC responded and concurred that the town planning board should be lead agency. To her knowledge no one else issued a response.

A motion to declare lead agency was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

Ms. Garigliano advised the board that the EAF Part 3 with appendices was previously submitted for the board's review.

Chair Chester asked that a summary of the project be given.

Ari Straus provided a summary of the Phases proposed for the site.

Phase 1: this is under project description – Section III of Part 3

South of Cantrell Road:

- 1) off road course
- 2) hangar – the existing structure will be fixed or razed; a new building, if built, would be in a similar location and not larger than the footprint of what is currently there
- 3) new corporate office – this will be no larger than the existing footprint of the residence that is there now
- 4) 12 parking spaces for that office building
- 5) turf parking area
- 6) security fence – 4' high which will help prevent unauthorized off-road vehicle access to the property

North of Cantrell Road:

- 1) pit area
- 2) paddock
- 3) gate house – with enough area to allow two-support trucks without blocking any roadway
- 4) karting track – which is being moved from its current location near the skid pad area
- 5) 88 new garages – in a total of 8 structures; this will generally require no water or sewer flows. The two story garage buildings will have flex area above for future use
- 6) spectator access throughout the property will include pedestrian bridges and paths to allow use of the lawns – basically trolley paths to move people around such as they have in Disney World.
- 7) 11 proposed autominimums; only one will be constructed at this time until the water and sewer comes on line, although this and other buildings that come on line prior to sewer would use temporary holding tanks
- 8) currently there is either a game fence or fence along Cantrell Road; prior to any professional race, this will be replaced with an opaque wall to discourage parking along the roadway and any safety issues related to that

Phase II: these improvements generally require water and sewer

- 1) medical center within the track area
- 2) north club house near the pits
- 3) construction of the 10 remaining autominimums

Phase III: an overpass over Cantrell Road – this will give access between the properties that will allow us to move vehicles that are not plated; that way we don't have to load them on trucks to transport them

POTENTIAL IMPACTS: three areas were determined to have potentially large impacts

- 1) land – the paddock area will have 420,000 square feet of paved area; this issue will be addressed with the SWPP, which is attached as Appendix A to the EAF Part 3
- 2) transportation – the potential for transportation impact could occur during the 4 professional races per year; a traffic study was done – this is included as appendix B to the EAF Part 3

- 3) noise – 2 noise studies were done by AKRF – attached in the EAF Part 3 , the first by MMC and the second by the town. Then the town hired WSDG to review those studies which is also attached as an appendix to the EAF Part 3

A full EAF with parts 1, 2 & 3 was completed. It was determined that an EIS is not required.

Glenn Smith said that the review comments regarding the site plan have been addressed to his satisfaction.

AKRF did the original sound study; then did a mitigation study with recommendations. WSDG did a peer review of the AKRF studies and concurred that reasonable acoustical mitigation solutions have been defined, studied and correctly discarded as unrealistic from a cost/benefit perspective.

Chair Chester stated that the applicant has agreed to several changes that will help mitigate some of the issues that have prompted complaints.

Ms. Garigliano explained those items:

- 1) moving the karting track away from Cantrell Road
- 2) replacing 2 stroke engines, as the club buys and replaces older karts, with 4 stroke engines
- 3) agreed that there will be no motorcycle events at the track
- 4) in prior years there were no operating hours specified and the club can currently operate at any time; the hours of operation will now be 7 a.m. to 7 p.m. – Monday through Saturday and 8 a.m. to 7 p.m on Sunday.
- 5) the club has agreed to revoke any permission, previously granted, for use of the property by non-members; for off-road vehicles; security will patrol to prevent unauthorized riding and if this does not prevent unauthorized riding, at the request of the Town, a security fence will be installed around a portion of the club's property
- 6) 2 rows of healthy evergreen trees will be planted along Rupp Road if the turf parking is built; the turf parking will only be constructed prior to the club holding a professional race
- 7) there will not be more than 4 professional races per year

Glenn Smith said they are looking at other options to avoid clearing trees.

Chair Chester asked when the professional races usually are.

Ari Straus responded typically between May & October.

Chair Chester asked Mr. Straus about the off-road course and to clarify its main purpose

Mr. Straus said it was for primarily demonstrating the capabilities of s-u-v type vehicles; they are licensed vehicles and the average speed would not exceed of 10 mph.

Chair Patrice Chester advised that any changes in the future to the site plan must come before the planning board for review and approval.

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

5 in favor

0 opposed

A motion for site plan approval was made by Lou Kiefer seconded by Anna Milucky.

5 in favor

0 opposed

Having no further business to conduct a motion to adjourn was made by Anna Milucky.

Respectfully submitted,



Nora Hughson
Planning Board Secretary