

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, AUGUST 28, 2013**

IN ATTENDANCE: Chairperson Patrice Chester
Matthew Sush
Melinda Meddaugh
Paula Kay, Attorney
Dick McGoey, Consulting Engineer
Logan Ottino, Building Inspector
Scott Mace, Liaison
Anna Milucky
Lou Kiefer
Jonathan Sunshine, Alternate

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

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

5 in favor
0 opposed

FOREST PARK – Randy Wasson & Mr. Mossberg

Chairperson Chester stated that the board members went through the comments during the work session. The 12' wide access road is for an ambulance going to the swimming pool.

The required width is 20' for fire trucks. This issues needs to be squared away before the maps are signed.

Mr. Mossberg explained the request for decks on the dwelling units; the open deck would be 26' wide and the owner would have the option to enclose half of that deck or just put a roof over half of it to keep out the sun.

Dick said that the use would have to be restricted to no bedrooms.

A note must be added to the site plan that if the basements are to be finished, in the future, that they must come back to the planning board.

Landscaping was discussed. The amount of trees shown on the landscaping plan must be doubled; flowering trees should be included. Along the roadway additional screening with spruce trees should be shown, as approved by the town engineer.

A motion for conditional final approval based on the comments regarding the notes to the plan about the deck, screened porches and basements and the landscaping plan be satisfactory to the town engineer was made by Matt Sush seconded by Lou Kiefer.

5 in favor
0 approved

BIRCHWOOD LEARNING CENTER – Glenn Smith

Glenn provided a site plan with the proposed modifications. This project is next to the Birchwood Housing Development.

There will be 8 camp buildings with a total of 72 boys and staff. A pool has been added to the site plan. Original size of the cabins was 20' x 38'; they are now going to be 25' x 40'. There will be no increase in population. Glenn stated that the reason for the increase is to give more room to the showers and bathrooms. The cabins will require a side yard setback. The developer

would like to open up the middle of the property to offer more room to the students. A variance will be required.

The board asked about why the size of the dining room was reduced. Glenn responded that there will only be 72 boys and 8 to 12 staff members; less than 100 people.

Logan stated that the need for a sprinkler goes by the size of the dining room and the number of occupants. The dining area will be approximately 1500 square feet. This would allow for 93 occupants. Glenn said eliminating the need for a sprinkler would cut down on the cost of the building. The basketball court has also been moved.

With respect to technical comments #2 – the entrance drive was to be paved and now the plan shows it will be left as gravel.

Glenn said that the students won't have cars; the entrance drive will only be for staff members, occasional visitors and deliveries. There will be pavement from Sackett Lake Road to the County Right of Way and at the handicap space. The drive must be 20' to accommodate fire trucks and emergency vehicles. The board asked that the fire department comment on the plan.

Glenn stated that they wanted to keep the site rustic.

A motion to deny the application and refer the project to the zoning board of appeals was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

CAMP IROQUOIS SPRINGS – Glenn Smith & Mark Neufeld

The camp received approval for replacement of the dining and kitchen hall. When the building is demolished they will be losing staff rooms above the dining area. The applicant is proposing a new 26' x 38' wood frame staff bunkhouse.

The new bunkhouse will connect to the existing water and sewer. A few trees will be removed for the new construction.

Handicap accessibility was questioned; whether or not the new staff bunkhouse would need to meet those requirements. Logan & Glenn will discuss this matter.

Comment #5 addressed tree clearing; Dick wants a maximum of 10' from the new building cleared not a minimum.

The building is approximately 10' from the access road; Logan stated that the access road needs to be 20' wide for emergency vehicles.

Glenn will get a letter from the Fire Department regarding fire truck access. Logan said that normally the fire department doesn't respond. Paula feels that they would if asked.

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 any outstanding comments being addressed, final review and approval by the town engineer and the site plan being stamped and signed was made by Anna Milucky seconded by Melinda Meddaugh.

5 in favor

0 opposed

HOLIDAY MOUNTAIN – Glenn Smith

Glenn submitted an overall site plan of the Holiday Mountain tract which consists of 152 acres.

The applicant is proposing 2 hotels and a 34,000 square foot entertainment facility. The property

is in the HC zone, which permits recreation, hotels and motels. A parcel of approximately 16 ½ acres will be subdivided off to accommodate the new proposal. The project will have connecting corridors. The plan is to ask the town to extend the Emerald Green Sewer District.

Glenn advised that the applicant has received funding for a portion of the project.

Melinda has concerns regarding the impacts of the development to the existing property; tree clearing and the run-off to the Neversink and traffic impact with the exiting roadways.

It was agreed a traffic study would be needed.

Glenn said that they could discharge into the river.

Dick added that the run-off still must be treated.

Glenn prepared a list of involved agencies that he provided to Dick and Paula.

A motion to send out notice of intent to become lead agency was made by Anna Milucky seconded by Matt Sush.

5 in favor

0 opposed

CHINA CITY OF AMERICA – Tom Shepstone & Sherry

Mr. Shepstone explained that they were here to secure the same thing as the prior project. They would like to send out notice of intent to become lead agency.

The applicant presented a master plan & EAF. There is nothing planned for the Town of Mamakating; this is a Town of Thompson project only. There will be access to the site from the Town of Fallsburg.

The plan shows steep slopes and how the land lays. The wetland map has the density calculations. There is a total of 578 acres; of those 148 acres are wetlands. This project does not include any of the YMCA property since this has already been conveyed out.

The proposal has a circular design in keeping with Chinese culture. Primarily the activities will be a college campus, inn and cultural facilities. There will eventually be recreational area, library and museum. Classroom buildings, apartments for student housing, townhouse nature type buildings for student housing and single family housing is also proposed. All the planned uses are permitted in the RR2 zone.

There will be three phases to the development:

Phase I – basic college

 Apartments

 8 blocks of student housing

Paula wanted to confirm that although the original plan was presented to both the Towns of Mamakating and Thompson that this project is completely in the Town of Thompson.

There are no plans for Mamakating.

Both the applicant and the representative confirmed that was true. The project is only for the Town of Thompson.

Phase II – will be in the Northwest corner of the property

Phase III – will be in the eastern side of the property.

Mr. Shepstone said that they have calculated all the development and lot coverage.

The EAF was done; additional comments from Dick McGoey have been addressed and a revised EAF is being submitted.

A draft scoping document is being prepared and will be submitted to Dick McGoey. The project is more than 50% open space.

A list of involved agencies was provided to Paula & Dick.

The project will require a DEIS. The draft DEIS will be site specific for Phase I and a generic DEIS will be done for Phases 2 & 3.

A motion to send out notice of intent to become lead agency was made by Anna Milucky seconded by Matt Sush.

5 in favor

0 opposed

A motion to adjourn at 8:20 PM was made by Matt Sush.

Respectfully submitted,



Nora Hughson
Planning Board Secretary