

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, SEPTEMBER 11, 2013**

IN ATTENDANCE: Chairperson Patrice Chester
Lou Kiefer
Jonathan Sunshine, Alternate
Paula Kay, Attorney
Dick McGoey, Consulting Engineer
Anna Milucky
Matthew Sush

Chairperson asked that everyone observe a moment of silence in honor of those lost on 9/11

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

5 in favor
0 opposed

ICHUD FOUNDATION, INC. – Joel Kohn & Chaim Schwartz

The applicant is requesting additional dwelling units at the property on Route 42N. Chairperson Chester requested that the wording for the units be considered bi-level duplexes. The units need regular size windows. The lot coverage will be over the allowed amount; a variance will be required.

A motion to deny the application for code deficiency was made by Anna Milucky seconded by Lou Kiefer.

5 in favor
0 opposed

BIRCHWOODS – Glenn Smith

The original plan has been revised; the pool has been relocated nearer to the entrance of the property. The board asked that additional screening be provided. The pool and day camp building have been moved; a revised grading plan will be needed. The sewer will be extended to the area where the new houses are proposed. A bond was posted for Phase I; the project was to be completed in two phases. All of the new homes proposed are in Phase II. The bond for Phase I was for \$450,000. All the water and sewer is in. The top layer of asphalt must still be installed. Glenn worked up some numbers for Phase II – coming up with a \$390,000 amount. There are 25 homes in Phase I with the balance, up to 68, planned for Phase II.

One suggestion is to take out the phase line and approve the plan as one whole site. Revised plans will be submitted.

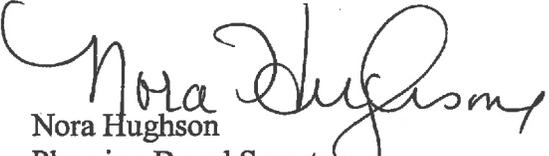
SACKETT LAKE RESORTS – Glenn Smith

Glenn explained that his client, Zev Scharf, would like to get the project moving. The plan, although scaled back from the original, is basically the same. A hotel, some condominium type buildings and retail. He would like to get preliminary approval contingent on approvals from the DEC and DOH. The property is in the Sackett Lake Sewer district however there is not enough capacity for any development of this size. The planning board suggested that the project owner

request the town board to review the sewer capacity issues. The planning board cannot make an environmental determination without benefit of adequate sewer and therefore cannot move forward on approving the project.

A motion to adjourn at 7:41 PM was made by Anna Milucky.

Respectfully submitted,



Nora Hughson
Planning Board Secretary