

APPROVED DRAFT

**TOWN OF THOMPSON
PLANNING BOARD
SEPTEMBER 25, 2013**

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

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

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

4 in favor

0 opposed

Melinda Meddaugh abstain

BIRCHWOOD LEARNING CENTER – Glenn Smith

This project was given final approval several months ago as a summer camp. The plan has been modified by making the cabins larger, the addition of a pool and downsizing the size of the dining hall and kitchen. The cabins were also relocated from the original plan. Technical review comments were reviewed.

- 1) the variance notes have been added to the site plan
- 2) the driveway size has been increased to 20'; the gravel surface is okay with the fire department.
- 3) The town engineer wanted more detail on the pool plans; sheets 1P through 3P have been added with additional details
- 4) A cleanout manhole has been added at the bend; the pipe goes directly into the gravity main

All issues have been resolved to the satisfaction of the town engineer.

A motion for approval of the modification to a previously approved site plan was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

Logan said the permits were ready to go once she had the stamped site plan in hand.

Glenn asked if Dick wanted any other details on the site plan. Dick said no they could be signed the way they were submitted.

BIRCHWOOD ESTATES – Glenn Smith

Glenn submitted the existing current plan. The red units have been built and are occupied. The developer has 15 additional homes in contract to be built. We are looking for site plan approval.

The bonding required for Phase I of the project was \$450,000, which the Town is holding. To complete the remainder of the infrastructure and roads is another \$135,000 approximately. Glenn explained Touro College had a difficult time getting the bonding in place and it took a lot of time.

Dick stated that most of the improvements are done and allowing the foundations for the 15 new dwellings would not be a big risk. The \$450,000 bond is being transferred to Phase II.

Paula asked that an email or something agreeing to the amount of the bond should be provided.

Dick said they have been reducing the bond down by doing the work.

Glenn said they wanted to build foundations only; for units

1,2,52,53,69,68,67,59,66,65,64,63,62,61 & 14.

A motion to allow development of Phase II under the original \$450,000 bond amount was made by Anna Milucky seconded by Matt Sush.

5 in favor

0 opposed

A motion for final approval for Phase II to allow 15 foundations only for the above unit numbers was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

GEMSTAR – Glenn Smith

The applicant is requesting a 6-month extension to conditional final approval, which will currently expire on September 28, 2013. There have been issues between the partners and financing for the project.

Dick said right now the only thing being done is his engineer reviewing storm water plans.

The town has a problem collecting money from the applicant; the last amount due just being paid this past week. The extension will be contingent on the escrow amount being replenished. Dick and Glenn will check their files to see what amount the escrow account had to maintain.

A motion to grant a six-month extension to begin on September 28, 2013 contingent on the escrow account be replenished with an amount agreed to by the town engineer within 10 business days was made by Anna Milucky seconded by Lou Kiefer.

5 in favor

0 opposed

The date for payment is October 9th on or before the Planning Board meeting on that night.

THOMPSON HEIGHTS – George Cronk, Chazen Company

Paula advised the board that Mr. Weinberger originally wanted to be on the agenda several meetings ago. The applicant agreed to meet with the supervisor, attorney and neighbors from Cozy Acres. Paula attempted, on several occasions, to set up a meeting and couldn't get the meeting together. Nathan Barber, of Cozy Acres, contacted her to set up a meeting but we have not had one yet. Mr. Weinberger told her that he would have happily met with Cozy Acres residents but it just didn't happen.

This project was approved in 2009 for 173 residential units. The project was not started so the approvals expired. The parcel is approximately 33 acres.

There are plans for a water tower, pool and shul.

Cozy Acres had concerns regarding the water (or lack of).

The site plan includes green space. A roadway easement will be required. Storage sheds have been shown in addition to an increase in the recreational areas, which have been doubled in size. Lou asked about the drop off on one side of the property

Cronk – we kept the houses away from that. We are finalizing the SWPP plans; there will be no run-off down that drop off

Lou: what about erosion?

Cronk: we are grading the slopes; they wont be flat but we are staying away from the steep slopes. There are 33 acres that are mostly wooded. There is a wetland area. Some screening will be left in place. We are not disturbing the area around the boundaries and the plans will have extensive landscaping.

Chairperson Chester: what about the grandfathering?

Dick: the county 239 M review recommended denial of the project since it is not in accordance with zoning.

The Town Board agreed that the Planning Board could extend the zoning for this project.

The density count was the only issue that was grandfathered; 167 two bedroom units & 6 one bedroom units.

Dick said that there is a site distance issue

Cronk advised that they may have to remove some of the rock

Storm water run-off was discussed. How does the storm water plan address run-off from the rooftops? A swale can't be built along the drop-off.

Paula asked if there was going to be a homeowners association? If so she would need to see the documents; regulations regarding maintenance may need to be included.

Additional items discussed:

- 1) pump station and water tank will need access by the town
- 2) parking at each of units; additional parking has also been provided
- 3) the water system is being designed to handle pressure and flow problems with Cozy Acres
- 4) a new well was provided by the applicant

Cronk: we are trying to move this project forward and have the water tower installed by next summer. A road has to be put in.

Chairperson Chester: why were the pool and shul moved nearer the road?

Cronk: to keep the houses off the roadway

Landscaping is a big concern:

- 1) trees and buffers
- 2) natural buffer by roadway and no clearing by Cozy Acre side
- 3) how thick a buffer
- 4) what kinds of trees are on the site
- 5) clear cutting the site; damage to any remaining trees once the excavator come in
- 6) additional plantings required depending on what kind of trees there are
- 7) wetland area and what kind of a buffer is being provided to protect that

Anna said basically she would like to see less houses

Logan also suggested that the engineer look at the state code with respect to foundations and steep slopes

Mr. Cronk asked why this was okay in 2009 and not now.

The board responded that there are different members, different views and that concerns change based on the projects they have seen.

Logan suggested verifying there is adequate emergency access.

Paula said the board wants a letter from the fire department.

Cronk: how much of a buffer are you looking for?

The board suggested 50'; it would be better to leave the buffer as opposed to adding it back.

Dick suggested condensing the site; pull the houses away from the boundaries and leave more room for buffer.

Lou recused from the following project. Jonathan Sunshine was appointed in his place.

KIEFER –

Mr. Kiefer would like to combine two lots. One is vacant with only a well. Except for a right a way the house parcel is landlocked.

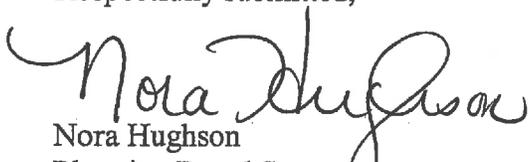
A motion for lot consolidation of parcels #11.-1-28 & 11.-1-41.2 was made by Anna Milucky seconded by Matt Sush.

5 in favor

0 opposed

A motion to adjourn at 8:21 PM was made by Anna Milucky.

Respectfully submitted,


Nora Hughson
Planning Board Secretary