

**DRAFT**

**APPROVED**

**TOWN OF THOMPSON  
PLANNING BOARD  
WEDNESDAY, NOVEMBER 13, 2013**

**IN ATTENDANCE:** Chairperson Patrice Chester  
Lou Kiefer  
Jonathan Sunshine & Bernard Cohen alternates  
Logan Ottino, Building Inspector  
Dick McGoey, Consulting Engineer  
Matthew Sush  
Melinda Meddaugh  
Paula Kay, Attorney  
Scott Mace, Liaison

Chairperson Patrice Chester called the meeting to order at 7:00 PM.

The minutes from the previous meeting were corrected as follows.

Page 1 - A motion to approve the minutes as amended was made by Matt Sush seconded by Anna Milucky.

A motion to approve the minutes as amended was made by Lou Kiefer seconded by Melinda Meddaugh.

4 in favor

0 opposed

Chairperson Chester announced that the alternate members would be standing in as regulars on an alternating basis, starting with Jonathan Sunshine.

Jonathan Sunshine

**GOLDEN RIDGE** – Vince Pietrzak

Mr. Pietrzak explained that they were afraid that the approvals for the sewer main extension from the DEC. The approvals, however, were received today. Copies were submitted to the board. The language for the easements has been agreed upon; the only outstanding item is the developer's agreement. It was agreed that this must be a condition of the approval.

A motion to include in the conditional final approval that a developer's agreement be entered into before a building permit is issued or the start of construction was made by Melinda Meddaugh seconded by Lou Kiefer.

5 in favor

0 opposed

Bernard Cohen

**THOMPSON HEIGHTS** – Aron Weinberger

At the previous meeting the board advised the applicant that there was a concern over the project relating to the green area. Mr. Weinberger said he would like to get the go ahead and move forward with the development.

Dick stated that the sketch plan was a bit deceiving; the green areas shown are not necessarily going to be left untouched. What the board needs to see on the site plan is where the vegetation will be left undisturbed and where the vegetation will be planted.

Melinda Meddaugh advised that she is still not comfortable with the project based on the 239 M review that recommends denial of the plan.

Dick said the town board waived the density on November 20, 2012 based on prior approval of the project.

Chairperson Chester agreed that Melinda has a valid concern; with a suggestion that the density issued be clarified with the county. There was a discussion regarding single family versus duplexes and what was allowed there. Melinda said the code requires that duplex dwellings have their own lot.

Dick advised that the density is different under the new code but this project was approved before that ordinance. The Town Board grand fathered in the project under the old zoning code. Since Paula Kay had to step away from the meeting it was determined that the board wait for her to continue this discussion.

A motion to table this item and move it to the end of the agenda was made by Melinda Meddaugh seconded by Lou Kiefer.

5 in favor

0 opposed

**ICHUD FOUNDATION** – this project was removed from the agenda.

Jonathan Sunshine

**WAL-MART** – Josh O'Connor & Walmart Store Manager

The applicant is proposing seasonal storage containers at the Walmart Store.

Chairperson Chester said that there might be an issue with ingress and egress with the proposed location.

Mr. O'Connor told the board that there is a 50' dedicated turning radius for the trucks; that will not be blocked by the containers. The area in question is not generally a parking route. That area very rarely has cars parking in it.

Dick offered that a site review revealed cardboard bales and pallets on the parking area.

The store manager advised that those items are recyclable and picked up two sometimes three times a week.

Dick said he had no problem with it but show it on the site plan to legalize it.

The board asked how long the containers were going to be on site. The store manager said a couple of months. They bring them in, fill them with their seasonal items and lay away orders then empty them, return unused products and load the containers out again.

Matt Sush said that there are some potholes in the parking lot that need to be patched.

Logan advised that the entrance drive needs to be restriped and the grass in the back needs to be mowed.

Mr. O'Connor told the board that they are in the process of addressing all of the Walmart parking lots and restriping them. I can't address when this store lot will be done; I am here to request the storage containers.

Chairperson Chester said this is the opportunity for this board to address all issues; garbage blowing in the creek, potholes, clean-up etc.

Logan reminded the board that the containers are not allowed by town code. This would be considered a special use permit.

The store manager added that they are constantly cleaning up the parking lot.

Dick asked that the site plan include the storage containers as well as the pallets and cardboard bales.

The containers are brought in at the end of October and must be removed by February 1<sup>st</sup>; this must be noted on the plan.

The board wants to see the potholes fixed before Thanksgiving.

A negative declaration motion was made by Lou Kiefer seconded by Matt Sush.

5 in favor

0 opposed

A motion for special use permit subject to the potholes being fixed before Thanksgiving, the site plan shows the requested information and the containers are removed by February 1<sup>st</sup> was made by Lou Kiefer seconded by Jonathan Sunshine.

5 in favor

0 opposed

Bernie Cohen

**YESHIVA VIZNITZ** – Tim Gottlieb & Maria Zeno

The applicant is proposing a shul addition to an existing building.

Dick's comments included sidewalks in disrepair – these will be fixed

Exit doors will have sidewalks to them; the steel tank will be moved to the back of the building.

The concrete steps will be incorporated into the new building stairs, which will also have sidewalks.

The addition will be a one-story building with a basement; Dick wants a note on the plan that the basement area will be used for storage only. The building will be two stories on the back.

Tim added that they were waiting for topo to show the grading plan. There is a buried oil tank.

Tim will verify what it is and what it is used for. The details for the compactor will be provided.

The property doesn't meet the code or the previously approved site plan approval.

Melinda wants to see landscaping.

With respect to outstanding building permits the applicant has made an appointment with Logan for tomorrow. The engineer should verify that this plan has all details of the previously approved plan. Landscaping plan should be submitted.

Chairperson Chester asked that the applicant get the outstanding items in order and come back to the December meeting.

Jonathan Sunshine

**KUTSHERS** – Glenn Smith, Gary Silver & Ted Hammer

Glenn stated they were here to give a conceptual over view of the proposed plan for the Kutsher property. On the plan that was presented (a copy is on file) the dark shaded buildings are those that will be removed. That will provide approximately 7 acres of less impervious property. The main building is remaining; the old Chico bungalow colony will be removed; the large parking area will be eliminated. There was a concern with the osprey nest on a light pole in the vicinity; it was determined that this nest has been abandoned for several year. There is on site sewer; less sewer will be generated with the new plan and less water demand. The old buildings will be rehabbed. There is no new construction planned outside of the original footprints. The intended construction will avoid the need for any special permits such as ACOE and DEC. The existing sewer system has been approved by the DEC and there is a current SPEDES permit.

The magnificent evergreen trees on site will remain.

Glenn said the project is on an expedited fast track. Dick recommended some changes to the EAF; those changes were made.

There is only one meeting planned for December on the 11<sup>th</sup>; the board is amenable to scheduling another hearing to accommodate the project. It was decided to cancel the meeting on the 11<sup>th</sup> and hold it on the 18<sup>th</sup>. This would allow some additional time to get the plans in order. They are waiting on the 2' contours for the site plan. The board also discussed the new entrance, roadways and signage.

Paula Kay asked about the demolition plan. The architect responded that they are putting it out to bid for demolition and remediation.

The applicant would like to sent out notices for lead agency; Glenn provided a list of involved / interest agencies. Dick advised the list was satisfactory.

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

5 in favor

0 opposed

A motion to change the December planning board meeting from the 11<sup>th</sup> to the 18<sup>th</sup> was made by Lou Kiefer seconded by Matt Sush.

5 in favor

0 opposed

Bernie Cohen

**CHINA CITY** – Jacob Billig, Vince Pietrzak & Tom Shepstone

Mr. Shepstone advised that the scoping document has been prepared. This was handed out to each board member for their review.

Mr. Billig said that the DEC letter was totally expected. I would like to send out the scoping document and set a hearing in January.

Paula advised Mr. Billig that the board has not even seen this document yet but suggested that it be posted on line.

The letter from the DEC had comments and suggestions for the board's review of the project.

The board may need to hire a wetland specialist in addition to a traffic consultant. The applicant is using Torgensen. Mr. Shepstone stated that the DEC and ACOE have signed off on the mapping of the wetlands.

Melinda said with respect to the DEC letter she wanted to know when the board sends the information to them. Paula said as an involved agency they will get a copy of everything that is submitted to the board.

The applicant will provide a DEIS and detailed site plan for Phase 1 & 1A; a generic and supplemental for Phase 2 & 3.

Mr. Shepstone wanted to make it perfectly clear that the YMCA property is not part of this project.

A motion to declare lead agency was made by Lou Kiefer seconded by Matt Sush.

5 in favor

0 opposed

Jonathan Sunshine

**CONGREGATION ICHED ANASH** – Tim Gottlieb

This project is the former Kutsher Sports Academy property. The applicant is proposing three new bunk buildings. They are taking out units 1-14.

Dick asked for a note on the plan that there are no new students being added as a result of the new buildings. The board asked about the tents; Mr. Gottlieb responded the tents were no longer going to be used and will be taken out.

The applicant is also proposing a small addition on the main building.

The board would like to see some landscaping around the new classrooms.

Dick will review the old approved plan and see what was proposed on that one. Tim didn't think there was any landscaping required.

A negative declaration motion was made by Lou Kiefer seconded by Melinda Meddaugh.

5 in favor

0 opposed

A motion for site plan subject to any outstanding technical review comments was made by Lou Kiefer seconded by Melinda Meddaugh.

5 in favor

0 opposed

Bernie Cohen

**CRESCENT LAKE** – Tim Gottlieb

The applicant is proposing to demolish and rebuild units 16 & 17. The parking area is larger than what is shown on the plan.

Matt Sush said by the main entrance there is a grassy slope that is used for parking. That area ends up being dirt and muddy when it rains. On the former approval that area was to be paved.

The building configurations are out of whack on the site plan with what is actually there.

Logan didn't get a chance to review the file to see if there were any outstanding building department issues.

There is a dumpster on site; a compactor is required as part of a previous approval.

Chairperson Chester suggested that they take care of what they can and come back to the next meeting.

Matt said there is a culvert that may be blocked; the water gathers on the high side of the driveway.

The parking area must be paved before next season (2014). The other parking can remain gravel in compliance with the previous plan.

Bernie Cohen

**THOMPSON HEIGHTS** – Aron Weinberger

Chairperson Chester advised Paula that there were concerns relating to the 239M review by the county and the recommendation that the site plan be denied.

Paula said that the county did not realize that the Town Board grandfathered the project under the old zoning which would allow for the density proposed.

Melinda said that under the zoning duplexes are not allowed unless they have their own separate lot.

Dick explained that the formula for the old zoning uses net acreage and square feet per dwelling unit. The project is 21 acres divided by 5400 square feet for a 2-bedroom and 4400 square feet for a one bedroom equals a total of 167 2-bedroom units and 6 1-bedroom units.

Mr. Weinberg could have constructed 183 units but in trying to please the board that number was reduced.

Mr. Weinberg is here for an okay to proceed with the concept of what he has proposed.

Chairperson Chester reminded that although the board has agreed to the concept as they get into more details things may come up that need to be addressed.

Having no further business to conduct the board entertained a motion made by Matt Sush to adjourn at 8:55 PM.

Respectfully submitted,

  
Nora Hughson  
Planning Board Secretary