

TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, July 24, 2013

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

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

Lou Kiefer made a motion to open the minutes of the prior meeting of 7-10-2013 to correct two errors. First correction page 1, corrected the motion to approve minutes to read seconded by Matt Sush, the second correction page 4 under Oster Fun Park & Petting Zoo second to last paragraph was corrected to read, "All approvals must be received before they are allowed to operate". A motion to approve corrected minutes was made by Patrice Chester, seconded by Anna Milucky, 5 in favor, 0 Opposed.

Anna Milucky and Matt Sush recused themselves from the following project.

YMCA – Linda Cellini & Ira Besdansk

The applicant is proposing and one story wood framed building, a rustic log cabin type, and a pavilion with parking, paved sidewalk, gravel driveway, septic and a well
Paula Kay asked if the property was currently in use.

Ira stated that they are developing the site as an environmental education area and to bring out groups to hike and be outdoors. Use is sporadic right now. He says there are two small shed type buildings on cinder blocks used to house equipment for boats. Paula Kay wants board to know that there is currently some usage on the property. Melinda Meddaugh asked if there would have to be a public hearing on this project
Septic will be 15 feet away from wetland buffer area.

A copy of Glen Smith's comments was given to the board for the file.

Lou Kiefer made a motion for SEQRA Negative Declaration, seconded by Melinda Meddaugh, 5 in favor, 0 opposed.

Melinda Meddaugh made a motion for site plan approval, seconded by Jonathan Sunshine, 5 in favor, 0 opposed.

CONTINENTAL COTTAGES – Mrs. Tauber & Mrs. Zeig

The applicant wishes to eliminate three parking spaces from the original six parking spaces that are required. The approved plan shows the parking spots.

Mrs. Tauber & Mrs. Zeig stated that there is a safety issue with cars going back and forth and many children around even from the colony next door. They don't want asphalt parking; they want all to be grass. Men are only up on the weekends and the women don't drive. They suggested parking on the other side of the fence next to the road.

Jonathan Sunshine says that if they do that then they will back into the road and may cause someone else to get hurt.

Patrice Chester suggested putting two parking spots in without using them. Another suggestion was to consider the rear of the buildings.

Logan Ottino says that the air compressors and gas tanks are there.

Paula Kay stated that you have to have a certain number of parking spaces for these homes. Someday you may want to sell and then what would the next owner do.

Logan Ottino says that drainage and landscaping has not been done yet.

The issue of emergency vehicles getting into the site came up.

Paula Kay said that it has to be accessible.

She stated that the board may need a work session and to review with Dick McGoey.

Patrice Chester stated that parking and access has to show up somewhere. You must have parking for those units; the code requires it. The plan has to work for whoever buys it in the future. She is open to suggestions to meet requirements.

OSTER FAMILY FUN PARK – Mr. Oster, Jay Zeiger & Chris Brunjes

The applicant is adding the 80-foot pipe slide back to the site plan. They stated that according to regulation law 240.2.1 a stand-alone structure does not need to be handicapped accessible.

Chairman Chester said to put it in writing and have it be part of the record; an email was submitted for review.

Paula Kay stated that the park could operate once they get USDA approval.

Jay Zeiger said that he disagreed at the last meeting that he doesn't think that it is reasonable to get all the USDA approvals before being able to operate. He wanted to know why the fun park couldn't be in operation before the petting zoo. He felt that they were being treated unfairly and asked the board to reconsider.

Paula Kay says that the board does not want to piecemeal the application. If the applicant wants to operate now then he must take animals off the site plan.

Lou Kiefer said that why even worry about this year, why not just plan on opening next year.

Jay Zeiger said that in order for them to get approval from the USDA the animals must be on site by June 2014.

Paula Kay says that resolution needs to be tweaked.

The board then reviewed Dick McGoey's comments.

Applicant requested 3 buses now instead of 2.

Chairman Chester says that it needs to be changed in the site plan.

They will need to know the traffic plan for the buses

As per Logan Ottino once you have 3 buses, you will now need 2 men's bathrooms and 2 women's bathrooms. The applicant agreed to amend the plans.

Melinda Meddaugh asked about the estimated amount of people for three buses and how that might change staffing.

Mr. Oster said there would be three staff people.

An email from the Monticello Fire Department was submitted to the board. It states that an increase in the number of buses will not affect the fire department's response. The site plan will state no more than 3 buses. Paula Kay says it's already in the resolution. A negative declaration motion was made by Lou Kiefer, seconded by Matt Sush, 4 in favor, 1 opposed.

Special use permit starts from the day they begin operating.

Paula Kay wants to know how board will be notified when they open.

Jay Zieger said that they would not be operating until the beginning of the 2014 season so the special use permit will run until May of 2015.

Mr. Zieger asked about why we are looking at special use permit and site plan approval. Paula Kay says because it commercial/recreational.

Chairman Chester asked that the site plan be corrected to show that the existing horse trails will be used for pedestrian use.

Melinda Meddaugh wanted to read the resolution.

Motion to vote on resolution was made by Lou Kiefer, seconded by Matt Sush, 4 in favor, 1 opposed.

A motion to adjourn was made by Matt Sush.

Respectfully submitted,



Angela Martinek
Acting Planning Board Secretary