

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, DECEMBER 18, 2013**

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

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

The minutes from the previous meeting were corrected as follows:

Page 1 – Golden Ridge – they were afraid that the approvals for the sewer main extension would not be received from the DEC

Page 6 – Thompson Heights –the board has agreed to the concept; as they get into more details things may come up that need to be addressed.
Melinda Meddaugh did not agree with the concept.

A motion to accept the minutes as amended was made by Lou Kiefer seconded by Matt Sush.
4 in favor
0 opposed

CHINA CITY OF AMERICA – Jacob Billig, Tom Shepstone & Vince Pietrzak
The EAF has been redone based on a conference call with staff and engineers. EAF part 1, 2 & the scoping documents have all been revised based on comments.
There have been many questions relative to density. Tom Shepstone stated that he will be submitting a zoning analysis; the density is based on the zone. He submitted an excerpt from the RR2 zoning table. The proposed use is allowed and is subject to site plan review by the Planning Board. There are no bulk standards applicable to the use as a college and all uses proposed are totally related to the use as a college. 3,000 students are proposed, 200 buildings consisting of classrooms and dormitories. These numbers will be set as the project is reviewed; adjustments will be made. There is no hard and fast criteria for this type of development. 422 net acres have been used in the college layout. 2456 dormitory units over the entire acreage along with 35 single family and 96 faculty housing. The total acreage of the property is 575 acres. Wetlands have been removed from the total.
Melinda questioned zoning; why the bulk tables didn't carry down as they have on past projects. Doesn't the 4 per acre apply in this case?
Paula responded that it might be okay for the single-family homes but the dormitories are a separate entity. Lot coverage does apply. Dick will be reviewing the entire plan for density. Remember that we still do not have a site plan; that density will change.
Right now we must get these documents to the public so that the project can be reviewed.
Paula added that as a board, for SEQRA review, you want to see the worst case. Note that when Bob Geneslaw, working as a consultant for the Town of Thompson, reviewed the EAF part II many of the items of impact were changed from moderate to low to large. These items will be mitigated by the applicant in the DEIS.

Jacob Billig: the documents have been edited; the scoping document revised and posted on the website. This document is the outline for the EIS covering traffic, health and safety etc.

Paula advised that the public scoping is the first opportunity for the public to comment on the project. There will also be public hearings on the DEIS, FEIS and the site plan. The resolution will be modified and posted on the website as well.

Melinda asked when the interested agencies have to respond by.

Paula said there was no time frame and many times they do not reply at all.

Mr. Billig stated that they have already received a substantial amount of comments from the DEC.

Melinda had several comments on the scoping document including but not limited to:

- 1) Basha Kill, upper Delaware water shed
- 2) Bowers and Glen Wild roads
- 3) Density – Sullivan County guidelines as well as NYS open space plans, NYS wildlife plan
- 4) Other community services, health care and social services
- 5) Open space, Basha Kill & upper Delaware water shed

The scoping document needs to be finalized.

A positive declaration motion under SEQRA was made by Lou Kiefer seconded by Matt Sush.
4 in favor

0 opposed

A motion to set a Public Scoping Session on January 22, 2014 was made by Lou Kiefer seconded by Matt Sush.

3 in favor

1 opposed- Melinda Meddaugh; I believe the document should be more final before a hearing is held

The board is requesting that a stenographer be hired for the hearing; to be paid for by the applicant.

VERIA LIFE STYLE – Glenn Smith & Gary Silver

Glenn said that the notices of intent to become lead agency were sent out; no objections were received. Revised plans have been submitted based on Dick's technical review comments. The project is at the former Kutshers property. The hotel building will be retained and rebuilt. The existing parking will remain; the tennis courts will be paved for additional parking area. There is a newly proposed entrance to a guest drop off loop. The proposed entrance may not be built in the first year; or not built at all. The applicant would like the proposed entrance to be left on the plan for the public hearing. If it is not built now but plan to build it in the future then would avoid the need to come back to the board and the possibility of another public hearing. There is an existing sewer plant that will remain. There will be a garden wall at the main entrance and gardens throughout the property. A greenhouse is proposed; food used by the center will be grown on site.

Emergency vehicle access is shown on the plan, the landscaping plan is being worked on which incorporates landscaping through the entire site between buildings and along the roadway.

Glenn said the garden wall would only be 6'; aware that anything over that height would potentially require a variance.

A museum is shown on the site plan. This is where patrons can learn about the different treatments that the wellness center offers.

There will be a total of 216 rooms and 16 suites; 70% will be singles and 30% doubles with respect to occupancy.

Chairperson Chester stated that leaving the proposed roadway on the plan for now with no plans to build would not necessarily avoid the need for coming back to the board or an additional public hearing.

Mr. Silver said that if the board chose to have another public hearing they were perfectly within their purview to do so.

Matt asked if the intention of the applicant was to have mainly valet parking.

This was confirmed by the applicant.

Glenn will add a turn around area midpoint in the entranceway.

A motion to assume lead agency was made by Lou Kiefer seconded by Melinda Meddaugh.

4 in favor

0 opposed

A motion to schedule a public hearing for January 8, 2014 was made by Lou Kiefer seconded by Matt Sush.

4 in favor

0 opposed

ROBERT GREEN- Glenn Smith & Robert Green

Glenn provided an "as-built" plan for the Robert Green Building, which was the former Hana House. The planning board approved the plan in May 2012. Glenn said if you looked quickly the plans are almost exactly the same. The approved plan showed a proposed showroom addition to the front of the building; this is no longer being contemplated and will not be constructed so the original landscaping is remaining. The landscaping along the newly constructed roadway is done. Mr. Green said he had the invoice to verify it was completed; it is difficult to see it with the snow cover.

Chairperson Chester asked that a note be added to the plan that there will be no parking of vehicles on the grass and lawn areas.

Lighting on the building was discussed. The existing lights are not affecting the roadway; the only property affected is the owner and possibly the cemetery. Mr. Green stated that for security issues he is asking the board to allow the lights that are on the building to stay. Toyota and Arthur Glick has recently had issues. The only one affected by the lights is me; no one else's property.

The board is okay with the lighting due to the circumstances related to this property.

The gravel area over the septic field will be fixed with topsoil and seeded.

A motion to approve a modification to a previously approved site plan was made by Lou Kiefer seconded by Matt Sush.

4 in favor

0 opposed

THE CENTER FOR DISCOVERY – SOLAR ARRAY PROJECT – Glenn Smith & Dave

Glenn explained to the board that this property is located at the intersection of Holmes Road and Old Route 17. The applicant is proposing 10-12 acres of solar panels. The panels will supply 20% of the energy required for the Center. Some of the property is wooded and will be cleared about half is flat and clear of trees.

Dick asked where the power lines will be and where the converters will be placed on site.

Glenn was not sure if a SWPP would be required.

The board discussed what the panels would look like and what the solar array would look like from the road. Low screening was suggested; high screening would obstruct the panels. The property will be completely fenced to keep both people and animals out. The board's main concern is visual. The board would like to see what the property would look like with the panels in place and with the proposed screening. Chairperson Chester asked if the information could be ready for the public hearing.

Glenn said he would get it together.

Logan asked if the fire department was aware of the proposed project and would they have the training they needed to address a possible problem.

Dave said they work closely with the departments.

A motion to set a public hearing for January 8, 2014 was made by Matt Sush seconded by Lou Kiefer.

4 in favor

0 opposed

YESHIVA VIZNITZ – Tim Gottlieb & Maria Zeno

The applicant is proposing an addition to an existing shul. Review comments have been received, addressed and the plans revised.

The building height must be verified.

There will be paved access to the dumpster

Logan Ottino stated that the emergency vehicle access must be 20' wide. When the road is repaired it will be widened also. Sidewalks around the building have been shown on the site plan.

There will be topsoil and seeding as part of the landscaping plan. The landscape proposal has been submitted to the client but not accepted yet.

Chairperson Chester stated that there are still some open permits.

The board will be okay with moving forward after reviewing the landscaping plans.

It was determined that the 20' access drive also needs a turn around for emergency vehicles.

VIZNITZ INSTITUTIONS – Tim Gottlieb

Tim advised the board that during the permit process it came to light that the applicant needed access to the rooms in the basement. The handicap access in the front building has been revised.

Logan asked that any decks on the back of the house be added to the site plan. The access drive needs to be 20' wide for emergency vehicles.

Tim said that the board has already seen this and this is the first it was mentioned.

Logan said that on Building #2 an emergency vehicle wouldn't have full access.

Tim will send a plan to the fire department for their review.

The landscaping is shown on the plan.

A motion for modification to a previously approved site plan conditioned on the emergency vehicle access for the two buildings being added, driveway widths were changed to 20' and existing decks on the buildings being added to the site plan was made by Lou Kiefer seconded by Matt Sush.

4 in favor

0 opposed

ICHUD FOUNDATION – this project was removed from the agenda since they have not yet received the variance for increased density

MACHNE KEREN HATORAH – Tim Gottlieb & Joel Kohn

The applicant would like to remove two bungalows and replace with a 4-plex building. The new building will be two-story with decks for each unit. On the opposite side of the road the zoning is SR. The applicant is proposing to take off a back portion of the building and square it off.

Parking was discussed. Mr. Kohn stated that it has never been a problem; only two teachers have cars. Six new parking spaces are shown on the site plan.

Logan mentioned in the work session that the building department has had complaints with respect to the parking.

No other parking has been planned or proposed. The teenage students come by but at the beginning of the summer and return home by bus at the end of the season.

Emergency access roads must be provided; roads must be 20' wide with a turn around by the school.

A compactor must be provided based on town code.

Logan asked if the applicant was aware that the building must have sprinklers.

Mr. Kohn said yes; a tank would be required. This should be shown on the site plan.

There is no restriction about the location of the tank and it could be placed in the basement of the building.

Landscaping plan is required. Handicap space must be provided; one of the six proposed spaces could be labeled handicap.

The engineer must verify that there is a valid SPEDES permit. Tim said that if one can't be located then they would obtain one.

A motion to set a public hearing for February 12, 2014 was made by Lou Kiefer seconded by Matt Sush.

4 in favor

0 opposed

PINE TREE BUNGALOWS – Tim Gottlieb & Joel Kohn

The planning board approved construction of 7 new duplexes at a previous meeting. The applicant would now like to make those units bigger than the size that was approved.

Mr. Kohn stated that all open issues have been addressed; 29 building permit applications have been submitted to close them out.

Logan Ottino brought up the emergency access to the property; the access road along the front of the units must be 20'.

Since there is a continual garbage issue the board is requesting that a 2nd compactor be added to the site.

Logan advised the board that there is no internal access to the bungalows. Details to correct this should be worked out with the engineer. The board will then review the project again.

MONTICELLO RESORTS – Joel Kohn & Mike Webber

The applicant has received the required variances. The site plan has been modified based on those variances and Dick's comments.

The sub-base will be increased and is now detailed on the modified plan.

Per Dick's request a full set of site plans has been done and submitted.

The board is requiring that there be a compactor on each bungalow property. The applicant wanted to do a shared use agreement to which the board said no. All other colonies must have their own compactor; this site is no different.

Mr. Webber said they didn't want garbage trucks backing up all over the place early in the morning. It was agreed that the 2nd compactor could be placed near the other existing compactor. The handicap space has been provided.

Emergency access was discussed; the plan shows an 8' wide paved surface with gravel on both sides totaling. The turning radius needs to be met at the T; this will be verified with the engineer and details will be added to the site plan.

By the second pool, which has not yet been constructed, access must accommodate an ambulance if not a fire truck.

A motion for a modification to a previously approved site plan contingent on all of the outstanding issues be noted on the site plan was made by Lou Kiefer seconded by Matt Sush.

4 in favor

0 opposed

CRESCENT LAKE HOLDINGS – Tim Gottlieb

The 239 M review from the county recommended disapproval of this project. The board asked the engineer to provide a written response. Tim said he would provide it to the board; he feels that the county may not have really looks at the plans very good.

Paula advised the board that it means a super majority vote would be required.

Dick's comment #1 asked for what was different between this plan and the one previously submitted. Tim will check it out.

The board asked for fire department comments regarding access to bungalows 16 & 17.

The compactor enclosure is being installed before the 2014 season and will be so noted on the plan.

The additional parking area will be shown on the plan.

The board will review after the comment letter from the fire department and the written response to the 239M letter are received.

DISTANTE – Bill Norton

The applicant is requesting a lot improvement. There is two tax parcels, one large lot and a smaller lot of 2.3 acres. The remaining acreage will be added to the other lot which will then be about 12 acres.

It was suggested by Dick that the property owners share an existing gravel drive. Ms. Distante is not interested in sharing the driveway; thinking there may be problems in the future if she decides to sell the property.

There will be no construction in the flag.

Mr. Norton stated that there was a site distance of about 200' that should not be a problem in most instances. Strong Road is narrow and very rural.

There were two building lots and there will still be two building lots.

A negative declaration motion was made by Melinda Meddaugh seconded by Matt Sush.

4 in favor

0 opposed

A motion for lot improvement was made by Matt Sush seconded by Melinda Meddaugh.

4 in favor

0 opposed

A motion to adjourn at 9:00 PM was made by Melinda Meddaugh.

Respectfully submitted,

A handwritten signature in black ink that reads "Nora Hughson". The signature is written in a cursive style with a large initial "N" and a long, sweeping underline.

Nora Hughson
Planning Board Secretary