

**APPROVED  
DRAFT**

**TOWN OF THOMPSON  
PLANNING BOARD  
WEDNESDAY, MAY 14, 2014**

**IN ATTENDANCE:** Chairperson Patrice Chester                      Lou Kiefer  
                                 Michael Croissant    Matthew Sush  
                                 Bobby Mapes (alternate)                                      Logan Ottino, Building Dept.  
                                 Paula Elaine Kay, Attorney                                      Kathleen Brawley, Secretary  
                                 Richard McGoey, Consulting Engineer

**ABSENT:**    Melinda Meddaugh,, James Barnicle (alternate)

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

A motion to accept the April 23, 2014 meeting minutes was made by Lou Kiefer and seconded by Matthew Sush  
4 in favor, 0 opposed

A motion to accept the April 30, 2014 meeting minutes was made by Matthew Sush and seconded by Michael Croissant  
4 in favor, 0 opposed

**MACHNE KEREN HATORA - 514 Hamilton Road - S/B/L: 18-1-17**

Tim Gottlieb PE and Rabbi Chaim Schwartz

Mr. Gottlieb advised the Board that they are looking for site plan approval and a lot consolidation. Mr. Gottlieb provided new maps tonight for the Board to review in connection with the lot line consolidation. Mr. Gottlieb further confirmed that they have received the Town Engineer's comments. Mr. Gottlieb further advised that he has been after the NYS DEC about the applicant's SPEDES permit and how the DEC wants to proceed. Mr. Gottlieb admits that the present system is old and he is not sure when he can get the Board an answer on when they will get the SPEDES permit.

Town Engineer McGoey advised Mr. Gottlieb that the applicant is in violation of the DEC's requirements and Mr. Gottlieb advised that he was aware of that. Mr. Gottlieb is not sure why they are not responding.

Mr. Gottlieb advised that the sewer line that crosses Hamilton will be remedied by putting junction boxes on both sides of Hamilton. They will re-line the ditch on the building side and grade the other side. Town Engineer McGoey asked Mr. Gottlieb to provide the specific details on that.

Mr. Gottlieb advised that with respect to the lot consolidation, he just received the maps. Attorney

Paula Kay asked Mr. Gottlieb to confirm the tax map numbers of the parcels to be consolidated. Mr. Gottlieb advised that tax map numbers 8-1-17 and 8-1-16.1 will be consolidated.

Mr. Gottlieb advised that with respect to the Shul parking, there is now room for 13 spaces with one handicapped accessible space. There will be a bus parking area on site with a drop off which is located near the existing entrance where the gate is. Mr. Gottlieb advised that they are waiting for information from John Galligan L.S. to ensure that all sidewalks, etc. are noted on they plan. Lou Kiefer asked how many buses can be parked on the site and Mr. Gottlieb advised three buses could be parked. Rabbi Schwartz advised the Board that buses should not be an issue; the boys are dropped off and stay for an extended period. Mr. Gottlieb will get the Board the details on grading, etc. Mr. Gottlieb has not submitted anything to the Highway Department yet.

Mr. Gottlieb advised that the trash compactor shown on the plan next to the main building is proposed and there is not one there now. Town Engineer McGoey asked Mr. Gottlieb to confirm that the applicant will have the compactor in place before they open for season and Rabbi Schwartz confirmed it would.

Mr. Gottlieb advised that there is an issue with Building "H". Town Engineer McGoey asked for the applicant's proposal to remedy the issues. Rabbi Schwartz advised that the Board of the colony will bring an engineer in to see what they can do to remedy the building for this year. If there is nothing they can do to make the building safe, they will keep it closed and not use it this year. Chairperson Chester asked Rabbi Schwartz no how can the Board ensure the building won't be used? Rabbi Schwartz advised that he will have Logan Ottino on site. Town Engineer McGoey questioned Ms. Ottino if there criteria to follow to demonstrate that a building should be demolished if it is found to be unsafe and Ms. Ottino advised there was no criteria. If the building is dangerous, yes, there is criteria. However, if the building can be secured (for instance, a roof collapses inside the building) the owner can just board the building up. Town Engineer McGoey advised the applicant that the building must be secured before season opening.

Mr. Gottlieb advised that the final issue is debris that needs to be cleaned up on the site. Town Engineer McGoey ran through some of the items that needed to be addressed, such as garbage in basements, etc. Mr. McGoey asked Rabbi Schwartz when the site was being cleaned up and Rabbi Schwartz advised next week.

Attorney Paula Kay reminded Rabbi Schwartz that the Town of Thompson's first priority is all about the safety of the residents and children of the Town.

Town Engineer McGoey confirmed with the applicant that the yellow house on the corner is a four-family residence plus a mikvah and that the house needs to be included on the site plan. Chairperson Chester further advised the applicant that the house has been in violation for many years. Logan Ottino advised the Board that the applicant has been advised of this issue previously.

Rabbi Schwartz asked for conditional site approval and the Board responded that they needed to see

movement on the site before they issued any approvals. The Rabbi asked the Board to confirm what movement they wanted to see and Chairperson Chester advised items such as how the building is going to be secured, a permit for the mikvah and site clean up.

Michael Croissant advised the applicant that this is what happens when people do work on their premises without building permits. It catches up to you.

Rabbi Schwartz asked if the applicant's engineer says building "H" can be used as is, can they? Attorney Paula Kay advised him it could be used, as long as the Building Department approves. Rabbi Schwartz advised the Board that they need approval immediately. Attorney Paula Kay advised Rabbi Schwartz that to clarify what the Board members said tonight, they are concerned with the safety on the site and with all of the issues raised. The Board will work with you, but tonight, conditional site plan approval is not going to happen.

Town Engineer McGoey suggested that in the meantime, the applicant get a demolition permit. Rabbi Schwartz asked if the Board would consider a conditional approval if he works with the Building Department, as two weeks means a definite loss of building "H". They need to open for the season. Chairperson Chester reminded Rabbi Schwartz that there are a lot of issues. Rabbi Schwartz advised that they absolutely have to know if they have conditional approval within the next two weeks. We need to know if we can use the building. Logan Ottino advised that she will want to see construction plans on building "H" and as of today, it is weeks before they can even issue a building permit. Ms. Ottino suggested that they get an engineer in there and see what they could do.

Bobby Mapes advised that there is not enough electric load to handle the colony. He knows because he lives down the road. Last year, the Fire Department had to come to the site because a transformer blew. Rabbi Schwartz said there are other colonies that have the same problem.

Attorney Paula Kay advised that the bottom line is, the applicant has to come back in two weeks.

**YESHIVA VIZNITZ - Gaffen Lane - S/B/L: 6A-1-1.1, 6A-1-3 and 6A-1-4**

Dave Ziegler

Attorney Paula Kay advised Mr. Ziegler that there is an existing Building Department violation on the shul. It had a temporary Certificate of Occupancy which has expired. The Board wants to know what the applicant's plans are to get the shul into compliance and get a Certificate of Occupancy. Please have the applicant take care of it.

Mr. Ziegler advised that they are proposing to put 16 side by side duplexes (two on each side) for a total of four units. A property line goes through the middle. We have the 16 lots which are units and one which is above the lots in question which will remain and not be developed. The plans provided to the Board show the development, including elevation, steps into the units, etc. Basically concepts. Drainage details are shown. Storm water goes into a retention area which should resolve

some drainage. The drainage plan will also pull off drainage off of this site as well as Gold Terrace and into this retention area. The plans also show erosion control. We have concepts to prove that it will work. We would like a public hearing.

Logan Ottino asked about handicap accessibility. Mr. Ziegler advised that because of the grade on the site, there are different steps into the premises (some have, some don't). Units on the high side have more steps than units low side. Also because if the rock under the site, there will be some blasting. Ms. Ottino advised that two of the four units have to be handicap accessible per the State Building Code. Mr. Ziegler advised that he thought it was based on the overall development. Duplexes are single family per state code. Chairperson Chester advised that the Board wanted to bring handicap accessibility to your attention early in the process.

Matthew Sush noted that at the end of the road, it should not be a dead end, as plow trucks and fire trucks need to be able to turn around. Mr. Zieger questioned if he should speak to the Highway Department concerning this issue. Attorney Paula Kay advised it was a good idea. Chairperson Chester also said he should speak with the Fire department. Mr. Ziegler confirmed he will do that.

Matthew Sush advised that the Board will want to see a landscaping plan. A general plan works. Town Engineer McGoey advised that the Board wants to ensure there is topsoil and seed and landscaping around each units and not just rocks. Mr. Ziegler advised that he understood what the Board wants.

There was no other information received from other agencies regarding Lead Agency.

Chairperson Chester asked for a motion to declare the Planning Board Lead Agency. A motion was made by Lou Kiefer and seconded by Matthew Sush.

4 in favor, 0 opposed

Bobby Mapes asked if the applicant will be constructing a new drainage area or fixing an old one? Mr. Ziegler advised that they are building new drainage to drain into the pond. They are researching the site to solve the drainage problem on the site.

Town Engineer McGoey advised the Board that overall, the PUD which was approved was 350 units. It is much bigger than what we are seeing now.

Town Engineer McGoey advised Mr. Ziegler that the Board needs an EAF part 2 and 3. Mr. Ziegler advised that Part 1 was previously submitted. Town Engineer McGoey told Mr. Ziegler to add drainage, soil erosion control, etc. Mr. Ziegler advised that he will send it to Mr. McGoey to review.

Mr. Ziegler asked if the Board would schedule a public hearing and Town Engineer McGoey advised not until we receive the EAF as requested.

**COLD SPRING COTTAGES - Cold Spring Road S/B/L: 49-1-8.1, 49-1-8.2 and 49-1-33.3**

Kevin Wall, Rettew Engineering

Mr. Wall advised the Board that this is a proposed three lot consolidation. Chairperson Chester advised Mr. Wall that the Board had no issues with the application. Attorney Paula Kay asked Mr. Wall to confirm the three tax map numbers which are to be consolidated and Mr. Wall advised that they are 49-1-8.1, 49-1-8.2 and 49-1-33.3. Mr. Wall advised that the owner of record is Cold Spring Cottages and Attorney Paula Kay confirmed the property address with Mr. Wall. Town Engineer McGoey further confirmed that the owner's proxy is in file.

All of the maps were given to Town Engineer McGoey at his suggestion. The Board will sign them all and provide the applicant with a signed copy thereafter.

Chairperson Chester asked for a motion for negative declaration motion under SEQRA and a motion was made by Matthew Sush and seconded by Lou Kiefer.  
4 in favor, 0 opposed.

A motion to accept the lot consolidation was made by Lou Kiefer and seconded by Matthew Sush.  
4 in favor, 0 opposed.

**GOLDEN RIDGE - Rock Ridge Road - S/B/L: 13-3-37.5**

Vince Pietrzak, PE

Mr. Pietrzak presented a copy of the approved site plan for the Board's review. The applicant received funding from the State for the first stage of construction and will start construction shortly. The State and the applicant's lending institution asked for changes to the original easement documents such as clarifying the legal descriptions of the parcels in question to include the map recording information in all of the descriptions. We previously "bundled" all of the easements into one document, however, the applicant's title company wants each one filed individually. Attorney Paula Kay also advised that they took a lot of the restrictions out of the proposed deeds and made them separate entities to make the deeds cleaner.

A Resolution to approve the change of the form of the previously approved documents approved in conjunction with the previously approved site plan was made by Matthew Sush and seconded by Lou Kiefer.  
4 in favor, 0 opposed

Mr. Pietrzak advised the Board that we will see activity starting very soon.

**VERIZON WIRELESS**

Applicant did not appear.

A motion to adjourn the meeting at 7:36 p.m. was made by Michael Croissant and seconded by Matthew Sush.

4 in favor, 0 opposed.

Respectfully submitted,

  
Kathleen Brawley, Secretary  
Town of Thompson Planning Board