

**TOWN OF THOMPSON  
PLANNING BOARD  
WEDNESDAY, AUGUST 13, 2014**

**APPROVED**

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

**ABSENT:** James Barnicle (alternate)

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

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

**EPR/ADELAAR - Joyland Road - S/B/L: 23-2-3, et al**

Helen Mauch, Zarin & Steinmetz, Esq.  
and Tim Lies, Project Manager - EPR Properties

Town Engineer McGoey and Attorney Paula Kay advised the applicant that based on the language of the PRD, they have no problem with not demolishing bungalows on the site at this time. Non-conforming lots are not a concern.

Ms. Mauch advised the Board that the placement of the monuments as requested by the Town Engineer is an issue. The cost to install the monuments is not insignificant, even if it is just pins. Ms. Mauch thought that the applicant addressed the Town Engineer's prior suggestions and comments concerning the same. Attorney Paula Kay advised Ms. Mauch that the Board never signs maps on the nights of meetings and Ms. Mauch noted that it may be helpful to know what the process is. Attorney Paula Kay advised that the Town has some administrative work first, as we must ensure that all final documents are submitted and all fees are paid, etc. Once that happens, the Town Engineer marks the maps ready to be signed and they are provided to the Chairperson for signature. Then, unless there are changes to be made, the applicant is advised that the maps are ready for filing with the County. The Town Engineer will be in Town Hall this Monday morning. Ms. Mauch asked if the Chairperson signs before owner signs and Town Engineer McGoey advised that the owner can sign the maps at any time. Mr. McGoey further advised that Ms. Mauch should make sure she submits the number of maps the applicant wants signed. The Town needs three originals (one copy each for the Building Department, Planning Board and Town Engineer's files). Ms. Mauch asked Town Engineer McGoey to confirm that once the maps are filed with the County of Sullivan, the Town needs three maps back and Mr. McGoey confirmed the same. Ms. Mauch suggested that the Board propose a resolution that says prior to the Chairman signing the maps, they will be revised to reflect the monuments "to be set". Both Town Engineer McGoey and Attorney Paula Kay advised

that this was acceptable.

Chairperson Chester noted that it appears that all issues are resolved and asked for a motion to approve the subdivision, subject to Town Engineer's confirmation that the final maps notes the location of the monuments and that the same will be set. A motion was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor; 0 opposed.

Lou Kiefer asked Mr. Lies about the article which was recently in the Times Herald Record concerning this project and the fact that they will not go forward if they are not awarded a casino license. Mr. Kiefer wanted to know what this means and how EPR stands on this issue. Mr. Lies advised that EPR is committed to winning a license for a casino. Mr. Kiefer noted that the Town was told that this project did not rely on gambling and it would go forward no matter what and if a casino is approved, the project would be larger. The article in the Record disputes that.

Mr. Lies advised that when EPR was before the Board previously, it was for a racino, as the casino law was not passed. Our master approvals were in 2013 and we had been working on this project for three years prior to that. We were working under different laws. Now, nine applicants are looking for one or two licenses, which is difficult. When you look at nine times one or two casinos, we feel like we are going to win. Mr. Kiefer noted that personally, I would love to see this, but this Board was under the impression that EPR would build regardless. Mr. Lies advised that EPR does not want to speculate. If we lose and do not win a license, we need to make business decisions on what to build absent a casino. When you lose thousands of guests and million of dollars, it means we need to make a business decision. Michael Croissant asked Mr. Lies if Orange County is awarded a casino license in Monroe or northern Orange County, does it affect what EPR will build in Sullivan County? Mr. Lies advised that may be so. Winning a license is the difference. That's what we care about.

**COLD SPRING COTTAGES - Cold Spring Road - Units 45 and 46**

**S/B/L: 49-1-8.1, 49-1-8.2 and 49-1-33.3**

Troy Wojciekofsky, P.E., Stantec

Mr. Wojciekofsky advised the Board that the applicant has scaled down the project which they originally applied for last year. The previous application was for one new three bedroom cottage, a change to the orientation of Unit 45 and a new recreation building next to the Owner's Unit. They have now removed the recreation building from the proposed plan. The project is straight forward. Utilities and new sewer lines have been installed per the Health Department. The applicant is tying into the existing sewer plant which is within its capacity requirements per their SPEDES Permit. The applicant has the parking to meet the Town's requirements.

Chairperson Chester asked about the pathways noted on the plan and whether they are to the Units and Mr. Wojciekofsky confirmed they were. The applicants generally put in asphalt sidewalks. There is a landscaping plan for around the units. Low level pathway lighting is proposed as well.

Mr. Wojciekofsky acknowledged he was in receipt of the Town Engineer comments. He is aware of one issue as far as the Certificate of Occupancies for two units constructed last year (Unit 43 and the Owners Unit). Mr. Wojciekofsky believes they are pending. Town Engineer McGoey will check with the Building Department. Mr. Wojciekofsky knew the Certificates of Occupancy were tied into a lot of work on the entire premises and he believes it was all taken care of. Mr. Wojciekofsky confirmed that the trash compactor is on site and Town Engineer McGoey confirmed that as well. They have done the engineering for a three lot consolidation plan. There is some playground equipment which was installed near parking lot and two cottages; however, the applicant is going to shift the playground to the meadow/courtyard in front, about 30-50 feet towards the road. Town Engineer McGoey asked Mr. Wojciekofsky to show that on the plan and Mr. Wojciekofsky said he would.

Mr. Wojciekofsky advised that one gazebo was relocated. Town Engineer McGoey noted that the gazebos are not on the original approved plan and Mr. Wojciekofsky confirmed they were on our spring application. They are not enclosed. The fourth gazebo was relocated. Attorney Paula Kay asked Mr. Wojciekofsky to confirm that the gazebos were not on the first site plan and Mr. Wojciekofsky confirmed they were not. Attorney Paula Kay asked if they were done with Building Department approval and Mr. Wojciekofsky advised that it does not appear so. Chairperson Chester advised Mr. Wojciekofsky that the applicant may be subject to fines for building without a permit.

Chairperson Chester had a question concerning four parking spots which serve two Units. Where is the walkway to the Units? Are they walking on grass? Mr. Wojciekofsky advised they do walk on the grass to the Unit and asked if the Board would you like him to show a path on the plan. Chairperson Chester confirmed that the Board wants to see the paths.

Mr. Wojciekofsky advised that the proposed Units will be same as Unit 43, which is a very nice unit. The units are vinyl sided with a full foundation/basement. Town Engineer McGoey confirmed that it is a very nice unit. Mr. Wojciekofsky advised the Board that the new owners of the premises are putting money and effort into the subject premises.

Town Engineer McGoey asked Mr. Wojciekofsky to please show the tree line to be preserved on the plan. Mr. Wojciekofsky advised that it is on the lighting plan, but will confirm what was cleared and he can transfer it onto site plan if he wants. Town Engineer McGoey advised that as long as it is contained somewhere in the set of plans, it is acceptable.

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.  
5 in favor, 0 opposed.

A motion for approval of the modification of the previously approved site plan, subject to confirmation that the gazebos in question were or were not constructed with Building Department approvals and subject to all applicable fines, if any, was made by Lou Kiefer and seconded by Matthew Sush.  
5 in favor, 0 opposed.

Attorney Paula Kay reminded Mr. Wojciekofsky that as of January 2014, Town Law now provides for a \$1,000.00 fine per building for building without a Building Permit on commercial lots. Mr. Wojciekofsky thanked the Board for its time.

**ESTATE OF CHOI - Gregory Road - S/B/L: 56-1-52.6 and 52.16**

Gregory J. Brosnan, Esq.

Mr. Brosnan advised the Board that his client owns two parcels of land; they bought the larger lot from the County of Sullivan in 2002 and the smaller one from a third party in 2008. The Building Department violation is from 1998 for an illegal subdivision. Mr. Brosnan's client is selling the premises and the purchaser is buying both lots. The Building Department advised him that the owner needs Planning Board approval to combine the lots. Chairperson Chester asked Mr. Brosnan what structures were on the property. Mr. Brosnan advised that there is an old structure on the larger lot, which does not have a Certificate of Occupancy and there is nothing on the smaller lot.

Attorney Paula Kay discussed the Lot Consolidation form for the Assessor and confirmed the owner's name, address and tax map numbers.

A motion to combine tax map parcels 56-1-52.6 and 56-1-52.16 was made by Melinda Meddaugh and seconded by Matthew Sush.  
5 in favor; 0 opposed.

A motion to adjourn the meeting at 7:24 p.m. was made by Michael Croissant and seconded by Matthew Sush.  
5 in favor, 0 opposed.

Respectfully submitted,



Kathleen Brawley, Secretary  
Town of Thompson Planning Board