

**DRAFT
APPROVED**

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, JULY 9, 2014**

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

ABSENT: Bobby Mapes (alternate)

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

A motion to accept the June 25, 2014 meeting minutes was made by Lou Kiefer and seconded by Matthew Sush
4 in favor, 0 opposed

IROQUOIS SPRINGS - Bowers Road - S/B/L: 33-1-1.1 - STAFF HOUSING
Glenn Smith, PE, Pete Berman

Chairperson Chester confirmed with Mr. Smith and the Board that the applicant received ZBA approval last night.

Mr. Smith provided plans for the Board to review. Mr. Smith advised that the first plan shown shows the 24x36 proposed staff house and the middle sheet is entire camp plan. The Applicant received an area variance for a reduced front yard setback of 15'. The proposed building is surrounded by apple trees. Mr. Smith confirmed that he received the Town Engineer's comments and has prepared responses. Further, he has noted the ZBA approval on the plan.

Chairperson Chester advised Mr. Smith that the last time he was before the Board, we discussed walkways or a path to keep pedestrians and golf cars from traveling on or near the road and crossing. Mr. Smith advised that he did relay that suggestion to the owner, Mark Newfeld, but Mr. Newfeld has not got back to Mr. Smith concerning the same.

Attorney Paula Kay advised that there is one spot in particular (which happens to be near Mr. Newfeld's house) that is the area of most concern to the Board, as there is limited visibility. Melinda Meddaugh noted that a path along the road may make people walk along it rather than all over as they are doing now.

Chairperson Chester advised Mr. Smith that the Board would like something more definitive with respect to this path or walkway and the Board will make approval of this application contingent on the same.

Attorney Paula Kay further clarified the location of concern with the applicant's representative, Pete Berman. It is a blind spot and dangerous.

Chairperson Chester asked for a motion for negative declaration motion under SEQRA and a motion was made by Lou Kiefer and seconded by Melinda Meddaugh.
5 in favor, 0 opposed.

A motion for approval of the modification of the previously approved site plan, subject to the applicant providing a plan to install a walkway or path to keep pedestrians and golf cars from traveling on, near or across Bowers Road at the blind spot, was made by Lou Kiefer and seconded by Matthew Sush.
5 in favor, 0 opposed.

IROQUOIS SPRINGS - Bowers Road - S/B/L: 33-1-1.1 - DINING HALL

Glenn Smith, PE, Pete Berman

Mr. Smith provided a plan design for the dining hall. The Board previously approved the construction of a kitchen and dining hall in August of 2013 which was a large building. Due to cost, the applicant reduced the size. They are now planning to renovate and add on to the present dining hall. The plan shows the proposed, approved building and the new, smaller and less expensive addition. Mr. Smith advised that essentially, this is a modification to a previously approved site plan.

Town Engineer McGoey inquired as to whether the smaller buildings noted on the plan are being removed and Mr. Smith advised that the small buildings near the hall are staying for now, as they are used for storage. However, the two coolers on the concrete pad will be removed.

Mr. Smith advised that in response to the Town Engineer's comments, the second sheet on the plan shows a detailed plan for the boulder retaining wall. The plan has also been amended to reflect the gravel drive on the back of the building. With respect to the sewer lateral, the applicant will install a larger pipe and use the existing infrastructure which is shown on the plan. Further, the second sheet of the plan with the water schematic has been provided to the Board.

Mr. Smith advised that the applicant wants to get a building permit and that is why he is seeking approval from the Board tonight.

Chairperson Chester asked for a motion for negative declaration motion under SEQRA and a motion was made by Lou Kiefer and seconded by Michael Croissant.
5 in favor, 0 opposed.

A motion for approval of the modification of the previously approved site plan was made by Melinda Meddaugh and seconded by Lou Kiefer.
5 in favor, 0 opposed.

BIRCHWOOD ESTATES - Sackett Lake Road - S/B/L: 56-1-46.1

Glenn Smith, PE

Mr. Smith provided plans for the Board to review with two different scenarios: 1) Consolidate lot 56-1-32.54 with the existing lot owned by the applicant (56-1-46.1); or 2) Consolidate a 0.36 acre portion of lot 56-1-32.54 with the existing lot owned by the applicant (56-1-46.1) and combine the remaining lot area of 56-1-32.54 with Lot 56-1-32.51.

Town Engineer McGoeY noted that he was out at the site today and the storm water control needs to be addressed. It was bad after today's rain. Mr. Smith advised that he would go to the site tomorrow.

Mr. Smith advised that the compactor will be removed to a separate parcel; however, since the Code does not permit it to be on a separate parcel, they are in contract to buy the adjoining lot from Vanderbeek. The smaller lot is non-conforming. It is 37,500 square feet.

Mr. Smith advised that the applicant wants to do a lot line change to add a portion of the small parcel and combine it with the whole lot. They want to keep the house on a separate lot. Mr. Smith further advised that the proposal does not contravene any zoning issues.

Attorney Paula Kay asked Mr. Smith if the applicants own the Vanderbeek property yet and Mr. Smith advised they do not. Attorney Paula Kay advised that the Board cannot approve the application without a deed. Town Engineer McGoeY advised that if the property owner signs a proxy, we can take action.

Attorney Paula Kay asked if the compactor is there now and Mr. Smith advised that no, nothing is on the property yet. The applicant has Dumpsters on the site right now. The compactor may be on the applicant's property, but it is not in operation.

Mr. Smith advised that the applicants are are trying to get building permits for the two gazebos which were previously approved by the Board. Can the applicant get a building permit for the gazebos without the compactor? Town Engineer McGoeY advised Mr. Smith to take the compactor off of the site plan and then the Board can approve the same.

Chairperson Chester advised that the Board felt that the second scenario shown by Mr. Smith looks acceptable.

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

Vince Pietrzak, P.E. and Jonah Mandelbaum

Mr. Pietrzak advised that they are here this evening because there are some minor revisions that need to be made to the previously approved plan.

Mr. Mandelbaum advised that they have started work on the site and clearing trees. Once the site

plan was approved, the Department of Public Works requested that we shift the road on Rock Ridge Drive a little. We are moving the road at their request. We were advised that it is a maintenance issue, which we believe makes sense. However, the road will not be in the easement which we provided to the Town if we move the road. We will revise the easement once we know exactly where it is going to be. Mr. Mandelbaum further advised that he has decided to pave the road all of the way, rather than waiting 5 years or longer to do the entire road. The plans shown to the Board tonight show the paving and proposed re-located road. It is a rather simple modification.

The Board had no comments.

Chairperson Chester asked for a motion for negative declaration motion under SEQRA and a motion was made by Lou Kiefer and seconded by Michael Croissant.
5 in favor, 0 opposed.

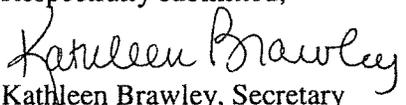
A motion for approval of the modification of the previously approved site plan was made by Lou Kiefer and seconded by Melinda Meddaugh.
5 in favor, 0 opposed.

Mr. Mandelbaum thanked the Board for its time the past few years. He has started moving forward with the project. He wants a permit and will get moving within the next two weeks. He wants to put in the foundation, framing and roof in as soon as possible. Mr. Mandelbaum advised that it is his intention is to get people moving in next year and this project is going to happen.

The final plans were given to the Secretary. Mr. Mandelbaum further advised that he has paid the escrow of \$50,000.00 and Town Attorney Paula Kay thanked Mr. Mandelbaum.

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

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board