

**APPROVED  
DRAFT**

**TOWN OF THOMPSON  
PLANNING BOARD  
WEDNESDAY, SEPTEMBER 10, 2014**

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

**ABSENT:**     Chairperson Patrice Chester, Melinda Meddaugh and James Barnicle (alternate)

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

Acting Chairperson Kiefer appointed Bobby Mapes as a voting member in Patrice Chester and Melinda Meddaugh's absence.

A motion to accept the August 27, 2014 meeting minutes was made by Michael Croissant and seconded by Bobby Mapes  
4 in favor, 0 opposed

**VINCENT STANTON -14 Big Woods Road - S/B/L: 4-1-42**  
Sean Towt, All American Contractors

Mr. Towt advised that he has amended his application and submitted the requisite copies. He would like to have this application approved tonight. Acting Chairperson Kiefer asked Mr. Towt about his plans to use metal roofing. Mr. Towt advised that he changed the plans and metal roofing and siding will not be used in construction. Acting Chairperson Kiefer advised Mr. Towt that the Board could issue a waiver which would permit a metal roof Mr. Towt advised that the applicant would love to construct a metal roof but do they not want to delay approval of this project by changing plans again. However, if it is permitted, the applicant would like to use vinyl siding and metal roofing.

Mr. Towt received the Town Engineer's comments regarding debris on the premises and advised that Google Earth is not up to date and many of the items shown on Google Earth are no longer on the premises. There is a house and wood shed, RV trailer and sheds along the tree line. Mr. Towt advised that the updated site plan shows all of those structures on the plan. Vehicles are not shown on the plan. Attorney Paula Kay asked Logan Ottino if there are still vehicles on the property and Ms. Ottino advised that the vehicles were removed prior to the last time she inspected the subject premises.

Attorney Paula Kay advised Mr. Towt that if the Board approves this application, the Board will make a condition on the site plan that no unregistered vehicles will be stored on the premises. Mr. Towt asked if unregistered vehicles can be stored in the garage and Attorney Paula Kay advised that

the Board has no problem with that.

Mr. Towt advised that the property is cleaned up. All of the spare tires have been removed. The new site plan shows all improvements on the property with the setback amounts.

Bobby Mapes noted that this property has been cleaned up tremendously.

Town Engineer McGoey asked Mr. Towt to place a note on plan that states that two of the sheds will be removed after the garage is built. After discussion, Town Engineer McGoey suggested that the Board make the removal of the sheds a condition prior to the issuance of a Certificate of Occupancy for the garage. Mr. Towt advised that this was acceptable and that all of the sheds are being removed except for one shed which is a new wooden shed. The new wooden shed will be relocated after the metal and other dilapidated shed with add-ons is removed. Attorney Paula Kay advised that the location of the new shed must be shown on the site plan. Mr. Towt will note where the new shed is going to be relocated on the plan.

Logan Ottino advised that the applicant will need a permit for the 12'x16' shed and Mr. Towt advised that he will have the applicant apply for the same as soon as possible.

Acting Chairperson Kiefer asked for a motion to approve the oversized garage and to issue a waiver permitting the applicant to utilize metal roofing, subject to the following: 1) the site plan will contain a note that no unregistered vehicles will be left outside; 2) a building permit for the 12'x16' shed will be applied for immediately; 3) the site plan will show the proposed location of the 12'x16' shed to be relocated; and 4) the trailer and two other sheds must be removed prior to the issuance of a Certificate of Occupancy for the garage and a permit for the 12'x16' shed be issued. A motion was made by Matthew Sush and seconded by Bobby Mapes.

4 in favor; 0 opposed

### **MONTICELLO RESORTS - Kaufman Road - SB/L: 16-1-12**

Alan Frishman, Regional Planning and Permits

Speer/Miller Units 15 and 16 - Mr. Frishman provided photographs of what the Unit looks like now. It is a unit original to the site. The owners want to remove the Unit and replace it with a modular unit with a full basement, which will be used for habitable space. Side setbacks will improve. Acting Chairperson Kiefer advised that this unit will now be a two story Unit. Mr. Frishman advised that the lower level will be four feet above ground and the rest below the ground.

Mr. Frishman advised that he knows the applicants have to go before the ZBA to get an increase in lot percentage. Logan Ottino advised that over 200 square feet is approved in that zone, but only for non-confirming uses. Mr. Frishman was not sure what zone the premises is in. Attorney Paula Kay noted that zone HC-2 is noted on the application. Ms. Ottino believes that the proposed use is still allowed. Mr. Frishman commented that if the applicants are in a zone that allows for a two story

building, then they do not need variances. Ms. Ottino advised that the applicants will also need variances for increasing a nonconforming building as well as set back variances.

A motion to deny the application of Speer/Miller and refer the same to the Zoning Board of Appeals was made by Matthew Sush and seconded by Michael Croissant.

4 in favor; 0 opposed

Mr. Frishman advised that Rettew is going to revise the site plan. Can they just work on the two areas affected by this Unit or do they have to update the entire plan? Town Engineer McGoey advised that applicants must submit an entire site plan. Mr. Frishman asked if they have to submit a new plan, even if the current plan is quite recent? Town Engineer McGoey advised that if it is a recent site plan. Rettew can use the updated map.

Bigel - Unit 6 - Mr. Frishman advised that the owner of this Unit received a building permit to replace the front of the Unit six years ago. The owner now wants to tear down the building and reconfigure the same, leaving the front which was built six years ago. The setbacks will improve. The applicant needs a variance for the non-conforming setback amounts. Mr. Frishman will confirm the zone the property is located in with Rettew before applying to the Zoning Board. This is a single story unit with no basement. Logan Ottino asked what the extent of the reconstruction was and Mr. Frishman advised that basically, the porch which was built six years ago is remaining, but everything else will be new.

A motion to deny the application of Bigel and refer the same to the Zoning Board of Appeals was made by Bobby Mapes and seconded by Matthew Sush.

4 in favor; 0 opposed

**DEB EL FOODS - 63 Kuger Road - SB/L: 16-1-12**

David Higgins, P.E. of Lanc and Tully Engineers

Mr. Higgins advised that the Town Engineer asked for an updated EAF and he brought the same this evening. Mr. Higgins corrected the plans to address the Town Engineer's comments as well as Part II of the EAF. Town Engineer McGoey advised Mr. Higgins that the Board is aware that the applicant wants the Board to designate themselves as Lead Agency. Thirty days have passed since notice was sent and there has been no opposition received.

A motion to declare the Planning Board lead agency was made by Matthew Sush and seconded by Bobby Mapes.

4 in favor, 0 opposed.

Attorney Paula Kay reminded the Board that the applicant wanted a negative declaration under SEQRA tonight on entire project, as the Board conditioned approval of the small site plan amendment on this. Town Engineer McGoey advised that he had no objection to the same, as Mr.

Higgins has indicated that he has corrected and addressed all of his comments.

A motion for negative declaration motion under SEQRA and a motion was made by Matthew Sush and seconded by Bobby Mapes.

4 in favor, 0 opposed.

Town Engineer McGoey advised Mr. Higgins to set up another work session with him and we can get this project moving.

A motion to change the regularly scheduled meeting from September 24, 2014 to September 23, 2014 due to Rosh Hashana was made by Bobby Mapes and seconded by Matthew Sush.

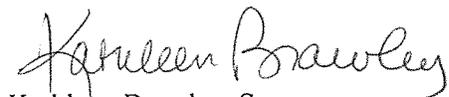
4 in favor, 0 opposed.

The Secretary will ensure notice is published in the newspaper.

A motion to adjourn the meeting at 8:00 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