

McGoey advised that Jonah Mandelbaum needs it too, although Mr. Smith's clients [the applicants] need to be the ones to enforce it. Mr. Smith advised that the easement on the McDonald's property with respect to drainage needs to be worked on, Jonah Mandelbaum is away but it will be done upon his return.

Melinda Meddaugh asked if there were any issues with wet lands and Town Engineer McGoey advised that wetland issues will be dealt with on the individual lots and site plans.

Chairperson Chester asked for a motion to approve the subdivision application subject to the Town Engineer and Town Attorney's review and approval. A motion was made by Matthew Sush and seconded by Michael Croissant.

5 in favor; 0 opposed

JCA HOTELS - State Route 42 - S/B/L: 13-3-38.1

Caleb Carr, Medenbach and Eggers PC and Jake Kriney, applicant

Mr. Carr presented the Board with a generic plan of the proposed hotel.

Chairperson Chester asked what chain would be building and Mr. Kriney advised it would be something in the Hilton family.

Bobby Mapes advised that in reviewing the EAF, the applicant noted that the proposed action will not result in an increase in traffic. Although a 120 rooms hotel added to that corridor is not significant, when it is coupled with the senior housing project being built, that should be taken into consideration. Also, there are also walkways for pedestrians from Broadway to Town Hall. Will a walkway be constructed along the road to the hotel? Town Engineer McGoey advised that Jonah Mandelbaum will be constructing a sidewalk along the road. Mr. Kriney advised that they will change the plan once we see Mr. Mandelbaum's plan. In response to Bob Mapes' question, Mr. Kriney advised that traffic will be primarily early in the morning and later at night. Traffic with a hotel is never an issue. Obviously, there will be more than there is now, but it is not a significant increase. Town Engineer McGoey suggested that Mr. Kriney have his engineer look at the traffic counts for the Mandelbaum project.

Mr. Kriney also advised that many times, the traffic is lower, as you'll get one car for several rooms, (like a construction crew). We are looking at bus traffic for Bethel Woods, the proposed casino, etc. We do have provisions for bus parking. We want tour groups. Attorney Paula Kay suggested that Mr. Kriney look at Jonah Mandelbaum's traffic study, although she agrees that the traffic impact will be minimal, as it will be spread out throughout the day.

Melinda Meddaugh had some design questions. What will the hotel look like? What is the landscaping? Mr. Kriney advised that they are going with earth tones and a more natural look. He will provide prototypical pictures to show what it may look like. Mrs. Meddaugh advised that the Board will want to see signage and what the side of the building facing Route 42 will look like. She would also like to see the

existing landscaping more tied in with the new construction and landscaping. There is space between the hotel and the road for additional landscaping. Mr. Kriney advised they will submit a landscaping plan. Town Engineer McGoey also reminded the Board of a conservation easement affecting the premises.

Attorney Paula Kay advised that the Board has also discussed signage. Will you construct a sign which will be visible from Route 17? Mr. Kriney advised that the building sign will be visible from Route 17. Bobby Mapes asked if trees will be cleared around the building to make it visible? Mr. Kriney advised that this is a 56 foot, four story building. Mr. Carr advised that because of mitigation, some vegetation was already cleared away from the property. Bob Mapes commented that he would prefer to see the hotel from the road. Mr. Kriney advised that the sign on Route 42 would be a lower sign, more directional for travelers heading to the hotel. The building signs will be visible from 17. Travelers are not going to get off of Route 17 at the last minute to come to this hotel. We will work with the DOT for lodging boards and possibly billboards. Once travelers see the hotel from the road, it is too late and they pass it by. The DOT lodging boards are most cost-effective. Bob Mapes commented that driving by a hotel is not the impact for the first time a traveler drives by, but perhaps a second trip. Chairperson Chester noted that most people pre-book reservations for a hotel stay. Mr. Kriney advised that for higher brands, 70-75% of all reservations are made three to four days out. Fifty percent of reservations are made on a mobile app or computer. The mobile app is more important than a high visibility sign.

Logan Morey advised that fire access needs to be addressed. Access looks tight. Mr. Carr advised that he spoke to Carl Houman from Monticello Fire Department to revise the plan so trucks can have better access. Mrs. Morey reminded Mr. Carr to look at the State Fire Code for turning radiuses, etc.

VERIA LIFESTYLE WELLNESS CENTER AT BAILEYS LAKE

Anawana Lake Road and Fraser Road - S/B/L: 9-1-1.1, 9-1-1.2 and 9-1-7

Glenn Smith P.E., Gary Silver, Esq., Larry Boudreau, Chazen Engineers
and Michael McCormick Architect

Mr. Smith provided a revised site plan to the Board.

Mr. Smith discussed the fact that this applicant's plan was previously approved on the former Kutsher's Hotel site. The applicant has now shifted the location from Kutsher's Hotel to Baileys Lake. We have met with the Town Engineer, Town Attorney and Highway Superintendent and felt this was a good time to come in and have the Board review the revised plan. The proposed site is on the westerly shore of Baileys Lake. It will be a 110 room hotel with an access road to Anawana Lake Road. There will be secondary access to Fraser Road. We had an area of possible staff housing on the plan, but we are not going forward with that at the moment. We have also discussed Town sewer and water. There was a well there on site, which was installed 10 years ago for the casinos. With respect to sewer, we may ask to extend the Town's sewer district. The hotel will not have a huge usage per day. There is a plant at former Kutsher's Hotel that can also be used. An application and EAF were submitted last week. We are looking for the Board to start the SEQRA process.

Mr. Boudreau showed the Board an aerial photo of the site. Mr. Boudreau advised that this is a wooded lot. The vision for this hotel is to fit the road into the plan and save natural trees and rock outcropping. The road into the hotel will be constructed with the least amount of removal of trees, etc. There will be no clear swath to construct the road. Mr. Smith added that you may not be able to see the hotel from the road.

Mr. Smith further advised the Board that the applicant's property surrounds Baileys Lake and that there is no development that could come in around them.

Attorney Paula Kay asked a restaurant would be provided on site in addition to the hotel, spa and wellness center. Mr. Boudreau confirmed that food would be on site and there is a whole program coming for dining. We will submit the information for that shortly. The 40,000 square foot building includes room for a restaurant.

Chairperson Chester asked if the interior design, etc., would be similar to the former proposed hotel? Mr. Boudreau advised that they plan on keeping it as natural as possible. Mr. Smith advised that the hotel which was approved by the Board last year was fitting into the same footprint as the former Kutsher's Hotel. We are not doing this now. Mr. Boudreau added that there will be some clearing and clean up to make a view of the lake from the hotel, but that they are not clearing any more than is absolutely necessary. Attorney Paula Kay asked if the old campground was removed and Mr. Smith advised that it was.

Melinda Meddaugh added that the Board wants to see the style of the new proposed site, as the previous application had a nice style which really appealed to the Board. Michael McCormick advised that the style right now is in the evolution stage. It will be inherent to the architecture that is in the area itself. It should be of the region. It will not be reflective of the architectural styles from outside the Hudson Valley. For instance, it will not be similar to a building built in the West or in Dubai.

Chairperson Chester asked if any of the adjoining property owners have access to Baileys Lake? Mr. Silber advised that they believe that there are a few people who have rights to use the lake; the entire lake surface is owned by Veria and 95% of the perimeter is owned by Veria.

Bobby Mapes asked if the golf course will be maintained and Mr. Smith advised that it may be, but right now it is not part of the project at all. It is existing. Mr. Mapes added that with all of these new hotels nearby, it wouldn't hurt to keep the golf course.

Chairperson Chester asked for a motion to permit the applicant to send out their Notice of Intent for Lead Agency and a motion was made by Michael Croissant and seconded by Melinda Meddaugh.
5 in favor, 0 opposed

ROYAL BUNGALOW COLONY - Dillon Road - 18-1-55.1 and 18-1-55.2

Glenn Smith P.E. and Joel Kohn

Mr. Smith provided the Board with a color coded site plan reflecting the existing buildings and the proposed modifications. The first sheet of the plan provided shows the existing buildings. The red line along the sheet reflects the 100 foot setback. The second sheet of the plan provided shows yellow buildings, which are staying as is and green buildings, which are proposed larger units. The number of units will stay at 52 but the applicant needs area variances for the larger units. Twenty seven of the proposed units exceed the rules of increasing a bungalow (no more than 200 square foot or 15% rule). The proposed units are substantially larger than that. Attorney Paula Kay advised that the applicant can submit one application for the ZBA, but they make a list unit by unit and provide each variance requested for each unit. Mr. Smith advised that he does have a list prepared. All we are asking for tonight is a denial from this Board so that we can go before the ZBA. Chairperson Chester asked what the proposed units will look like and Mr. Kohn advised that the existing buildings are on piers and the new buildings will be on foundations. Town Engineer McGoey asked if the buildings will be modulars buildings or stick built and Mr. John advised they would be stick built. Mr. Smith added that the applicants want to improve the looks of the site and we know that we will need more detail for the Town's Engineer.

A motion to deny this application and refer the same to the Zoning Board of Appeals was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed.

GARY MESSENGER - Price Road - S/B/L: 50-1-47 and 61-1-35

Gary Messenger and Mollie Messenger

Mrs. Messenger advised that there are two lots contained in tax map number 61-1-35; a 30 acre lot on one side of Price Road and a 15 acre lot on the other side, which is the lot proposed to be combined with tax map number 50-1-47. An EAF was submitted. Mr. Messenger is in the process of buying the 15 acre lot and is waiting to go to closing. Attorney Paula Kay confirmed that the lot combination form will not be filed until Mr. Messenger closes. Town Engineer McGoey advised that other than showing what line will be eliminated on the map, the Sullivan County Real Property Department will accept the map as-is. Mrs. Messenger advised that Real Property asked them to note on the map that the 15 acre lot will be combined with Mr. Messenger's lot.

A motion for a negative declaration under SEQRA was made by Lou Kiefer and seconded by Melinda Meddaugh.

5 in favor; 0 opposed.

A motion to approve the lot improvement application was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed.

CHERRY VALLEY BUILDERS, INC. - Old Sackett Road - S/B/L: 52.-1-17.9

Michael Davidoff, Esq., Brad Cleverly, Kenny Gass, Developer

Mr. Davidoff advised that this is a subdivision off of Old Sackett Road which originally got approval in April of 2011. Litigation stalled the project for two years. As the Board is aware, we have received a number of extensions of this approval. We believe that the financial feasibility is now good for this project. We have paid \$35,000.00 for sewer in advance. We have a lot of time and money invested in this project. Mr. Davidoff read a portion of the State Law regarding giving applicants unlimited extensions and emphasized the fact that the State says if additional time is required with no negative impact to the Town, the Board has the discretion to give an extension.

Mr. Davidoff advised that they have met with the Town Engineer.

Attorney Paula Kay asked if the applicants have spoken with the Town Board. Mr. Davidoff confirmed that he had and that Town Attorney Michael Mednick advised him that they do not have to come to the Town Board meeting and that Mr. Mednick will let us know what we need to do. Attorney Paula Kay advised Mr. Davidoff that the Town Board to set the dollar amount of the recreation fees to make his client and the Planning Board aware. Ms. Kay suggested that the applicant get that information and provide it to the Planning Board the next time the applicants appear.

Chairperson Chester asked for a motion to extend this approval for an additional 90 days from January 18, 2015 to April 19, 2015 and a motion was made by Lou Kiefer and seconded by Matthew Sush. 5 in favor; 0 opposed.

WILLIAM AND DORIS ROMERO - Old Ryan Road - S/B/L: 51-1-2.1 and 51-1-2.4

Mr. William Romero

Mr. Romero advised the Board that he owns two lots which are adjacent to one another. There is a 60 year old mobile home on the westerly lot which needs to be replaced. Mr. Romero advised that he does not own the northwest corner of the property and the property size is insufficient for him to build a new home. Mr. Romero wants to build a 30'x40' cabin which will extend into the adjoining lot. Mr. Romero showed a proposed plan to the Board. Chairperson Chester asked Mr. Romero about access to the lots and Mr. Romero said there was a dirt road to the premises. Town Engineer McGoeys showed the Board where access to Old Ryan Road from the lots in question is located.

A motion for a negative declaration under SEQRA was made by Melinda Meddaugh and seconded by Michael Croissant. 5 in favor; 0 opposed.

A motion to approve the lot improvement application was made by Melinda Meddaugh and seconded by Matthew Sush.

5 in favor; 0 opposed.

Town Engineer McGoey advised Mr. Romero that after he reviews the maps he provided, he will let Mr. Romero know when the maps are signed.

KAUFMAN'S BUNGALOWS - Kaufman Road - 12-1-5.6 and 12-1-5.7

Allen Frishman and Joel Kohn

Mr. Kohn showed the Board the site plan which reflects the units which have area variances on the site plan. Mr. Frishman advised the Board that he was here to receive site plan approval for his client, Sprei (unit 25/26). Variances were recently issued by the ZBA for Mr. Sprei's unit.

Mr. Kohn advised that Units 30 and 31 both need front yard setback variances and a separation distance variance for Unit 31. Mr. Frishman advised that he and Mr. Kohn are appearing together because they had one site plan prepared to be more clear. The Board members told Mr. Frishman and Mr. Kohn that they would prefer it this way.

The Board decided to act on each matter separately.

A motion to deny the applicant for Units 30 and 31 and refer the same to the Zoning Board was made by Matthew Sush and seconded by Michael Croissant.

5 in favor; 0 opposed.

Mr. Frishman advised the Board that he is looking for site plan approval for Units 25 and 26. Town Engineer McGoey advised the Board that he has reviewed the plan it and all was good. Chairperson Chester asked if there were any other issues either with this Board or the Building Department. Logan Morey confirmed that there were no current issues in the Building Department.

A motion to approve the modification to the previously existing site plan with respect to Units 25 and 26 only was made by Lou Kiefer and seconded by Melinda Meddaugh.

5 in favor; 0 opposed.

Mr. Frishman asked the Board if he could now submit the Building Permit and Town Engineer McGoey advised that the colony will not have a signed site plan until Mr. Kohn has his variances approved. Attorney Paula Kay feels that it would be unfair to make them wait, as the units are individually owned. The Town asked the applicants put it together to make it easier. Town Engineer McGoey advised that if Mr. Kohn is unable to get the variances requested, Units 30 and 31 will need to be removed from the site plan before Mr. Frishman can get his Certificate of Occupancy. The Board needs a signed site plan regardless of whether Units 30 and 31 get approved. Mr. Frishman showed the Board photos of the Units his client are replacing. The property will be greatly improved.

Mr. Kohn advised that the day camp house is another issue for this colony which we want to discuss. The camp house is on Kaufman's property. An addition was previously approved for the day camp building, which is owned by Monticello Resorts. Rather than fix up an old building, they want to rebuild. They did meet with the Town Engineer and the Town Engineer raised a few questions. There is now a handicap accessible parking space. We changed the distance between buildings. The building is going to be the same size as it was going to be after they constructed an addition to the existing building. This will be constructed slab on grade.

Town Engineer McGoey advised Mr. Kohn that the plan sheets need to be re-dated and that the site plan should verify handicap accessibility to the building; Mr. Kohn advised that it is there now and showed Mr. McGoey where it was on the plan. Mr. McGoey asked about the sidewalk to the Shul and Mr. Kohn advised it was there. Mr. McGoey asked about the aisle space issue and Mr. Kohn advised that it was revised and shown on plan.

A motion for a negative declaration under SEQRA was made by Melinda Meddaugh and seconded by Lou Kiefer .
5 in favor; 0 opposed.

A motion to approve the modification to the previously approved site plan with respect to the day camp house was made by Lou Kiefer and seconded by Matthew Sush.
5 in favor; 0 opposed.

CHARLES STACKHOUSE - 62 Crystal Street - S/B/L: 14-1-2 and 14-1-1

Charles Stackhouse

The Board acknowledged receipt of the County of Sullivan's review under GML 239, which referred this lot improvement for local determination with no adverse inter-community impacts.

A motion for a negative declaration under SEQRA was made by Lou Kiefer and seconded by Melinda Meddaugh.
5 in favor; 0 opposed.

A motion to approve the lot improvement application was made by Matthew Sush and seconded by Lou Kiefer.
5 in favor; 0 opposed.

A motion to adjourn the meeting at 8:02 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