

**APPROVED**

**TOWN OF THOMPSON  
PLANNING BOARD  
WEDNESDAY, March 11, 2015**

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

**ABSENT:** Patrice Chester, Michael Croissant, Melinda Meddaugh, 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 Melinda Meddaugh and Michael Croissant's absence.

A motion was not made to accept the February 25, 2015 meeting minutes because there was no quorum.

**MARY JANE ELFANT**

**Sylvan Shore Road/Laurel Drive, Rock Hill, NY 12775**

**S/B/L: 40.-10-8, 40.-11-8 and 40.-14-1**

Al Mercurio, PE, Mercurio, Norton & Tarolli

Mr. Mercurio submitted a larger map reflecting the consolidation of four parcels of land in Wanaksink Lake. Mr. Mercurio advised that the total parcel will be 1.649 acres after consolidation.

A motion to approve the lot improvement was made by Bobby Mapes and seconded by Matthew Sush.

3 in favor; 0 opposed

**SUN RANCH BUNGALOWS**

**162 Fraser Road, Monticello, NY 12701 - S/B/L: 8.-1-38**

Randel Wasson, P.E.

Mr. Wasson advised that the applicants want to put new piers under some of the bungalows and add full porches on the front of certain units to match construction done on the premises in recent years. The applicants want to remove the old roofs and extend to make them look uniform. They will be adding additional square footage of 150 feet. Mr. Wasson provided photographs to the Board of the existing buildings. Attorney Paula Kay asked Logan Morey if there were any open building permits and Mrs. Morey confirmed that they did have some open permits.

Acting Chairperson Kiefer advised that the distance between the buildings is insufficient and we have to deny this application and send the applicant to the ZBA. Mr. Wasson asked if site plan approval can be made subject to obtaining a variance from the ZBA and Attorney Paula Kay said it could not.

Attorney Paula Kay and Logan Morey added that the applicants need to add the patio on Unit 6 to the site plan and reflect what they are actually doing on the site plan.

Matthew Sush asked if Note 2 on the site plan (referring to unit 17) was in connection with an expired approval and Mr. Wasson advised that the improvements were not constructed and the note will be removed from the site plan.

Matthew Sush asked what units are shown in the photograph provided by Mr. Wasson and Mr. Wasson advised it was either units 11-12 or 7-8.

A motion to deny the application and refer the applicant to the Zoning Board of Appeals to seek a variance from the required building separation distances was made by Matthew Sush and seconded by Bobby Mapes.  
3 in favor; 0 opposed

### **KAUFMAN BUNGALOWS - UNIT 31**

**Kaufman Road, Monticello, NY 12701 - S/B/L: 12.-1-5.6 and 12.-1-5.7**

**Joel Kohn**

Mr. Kohn advised that the applicants are seeking approval of their application. The applicants applied for a variance, but were denied by the ZBA. They are now proposing to make the unit smaller to ensure that there are no building separation issues.

Town Engineer McGoey asked about the separation distance between units 31 and 32 and Mr. Kohn advised that it is 25 feet. The Board asked that Mr. Kohn provide a color coded plan to make it easier to decipher.

Bobby Mapes asked about the discrepancy between pages 1 and 2, as page 2 shows decks and page 1 does not. Mr. Kohn advised that page 1 of the plan is existing and page 2 is with the proposed improvements.

A motion for a negative declaration under SEQRA was made by Matthew Sush and seconded by Bobby Mapes.  
3 in favor; 0 opposed

A motion to adjourn the meeting at 7: 15 p.m. was made by Acting Chairperson Kiefer and seconded by Matthew Sush.  
3 in favor, 0 opposed.

Respectfully submitted,

  
Kathleen Brawley, Secretary  
Town of Thompson Planning Board