

APPROVED

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, June 24, 2015**

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

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

A motion to accept the May 13, 2015 meeting minutes was made by Matthew Sush and seconded by Melinda Meddaugh
5 in favor; 0 opposed

A motion to accept the June 10, 2015 meeting minutes was made by Lou Kiefer and seconded by Melinda Meddaugh
5 in favor; 0 opposed

JACK SIMONY - Moonlight Cottages Unit 12
58 Rubin Road - S/B/L: 43.-1-23.3
Michael Kozykowski, Adler Engineering

Mr. Kozykowski presented an updated site plan for a proposed addition. Chairperson Chester noted that the blue section on the site plan notes that there is an open building permit. Mr. Kozykowski said it was taken care of with the Building Department and a letter was presented confirming the same. The Board discussed the proposed addition. Mr. Kozykowski advised that the addition on the front of the building will be an extension of the living room and a deck.

Bobby Mapes noted that the plan is not showing the deck specifically, just an addition. Mr. Kozykowski agreed and the Board advised that the map should be more specific. Town Engineer McGoey advised Mr. Kozykowski to show the steps, entrance into the unit, etc. Matthew Sush asked if there will be a deck in the back of the unit and Mr. Kozykowski advised there would not.

Town Engineer McGoey inquired as to the location of the water and sewer line and Mr. Kozykowski advised that to the best of his knowledge, the lines do not go under the building. Town Engineer McGoey advised that he will need to verify where the lines are on the plan. Lou Kiefer showed Mr. Kozykowski where the line appears to be going under units 13 and

14, which Town Engineer McGoey confirmed. Chairperson Chester advised that the Board will want confirmation of the location of the lines. Town Engineer McGoey advised that this may be addressed by a letter from Mr. Kozykowski's office advising where the location of the pipes are after a site survey of the unit. Chairperson Chester reminded Mr. Kozykowski to show exactly what is being built on the plan.

After discussion, the Board decided to vote as if the entire proposed addition as shown on the amended site plan includes a deck. If the new deck is outside the footprint shown, the applicant must come back before the Board with a revised site plan.

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

A motion for site plan approval, subject to confirmation of the location of water/sewer lines and Town Engineer's final review and approval, was made by Lou Kiefer and seconded by Matthew Sush.
5 in favor; 0 opposed

AGATA BACA

16 Gregory Road - S/B/L: 56.A-2-6 and 56.A-2-7.2
Agata Baca

Ms. Baca advised the Board that she simply wants combine the two parcels she owns into one.

A motion to approve the proposed lot improvement was made by Lou Kiefer and seconded by Melinda Meddaugh.
5 in favor; 0 opposed

YESHIVA VIZNITZ

PUD #4/Gibber Road

Maria Zeno, Esq. and David M. Zigler, PLS

Mrs. Zeno advised that the applicants are submitting a new site plan which lists all of the different new zoning laws and bulk regulations. The common areas will also be shown per the PUD regulations.

A motion for negative declaration motion under SEQRA was made by Lou Kiefer and

seconded by Matthew Sush.
5 in favor; 0 opposed

A motion to accept the revised PUD site plan was made by Melinda Meddaugh and seconded by Matthew Sush.
5 in favor; 0 opposed

ICHUD FOUNDATION (Four-plex units)
Route 42S - S/B/L: 28-1-22

The applicant did not appear and therefore, the Board could not act.

PINE TREE RESORT ESTATES LLC
3672 State Route 42 - S/B/L: 29.-1-2
Glenn Smith, P.E. and Joel Kohn

Attorney Paula Kay advised that the section of the code which applies to this application is §250-51 (miscellaneous procedures) which reflects that all final site plan and/or special use approvals shall be valid for 12 months. Mr. Smith asked if the applicants needed a new application and Attorney Paula Kay advised yes, but streamlined and that a public hearing may have to be done. Mr. Kohn advised that there were 34 additions on 29 units and the site is cleaned up.

ROYAL BUNGALOW COLONY
Dillon Road - S/B/L: 18-1-55.1/55.2
Glenn Smith, P.E. and Joel Kohn

Mr. Smith submitted a color coded site plan to the Board. The applicant received variances from the ZBA in February 2015. The Board received a copy of the February 2015 ZBA meeting minutes for this application. Mr. Smith advised that the reason for the delay in submitting this application was that after the variances were granted, topography and survey work was completed in May and his office took it from there. Royal Bungalow has 52 units presently. Due to the fact that the site has so much room, all new proposed units will meet the 25 foot building separation requirement. The existing driveway will be amended to include a loop around all of the buildings on the site for emergency vehicles. The Board discussed the fact that zoning only allows bungalows to be increased by 15% or 200 square feet, whichever is greater. Mr. Smith advised that some of these buildings were as small as 390 square feet and the applicant received variances for 27 units. The septic systems on site

need to be expanded and moved.

Lou Kiefer asked what the applicant was going to do with the old shul and Mr. Kohn advised that the applicants want to remove the same. Mr. Smith advised that the mobile home is going to be removed. Mr. Smith also advised that the ZBA asked for the entrance of the premises to be spruced up. Chairperson Chester advised that the Board would like to see the driveway paved, as it is more than just an emergency access road. Mr. Kohn advised that the road will not be used for people living in colony as they park in a different area. Chairperson Chester asked how residents get to their units from the designated parking areas and Mr. Smith advised that the applicants have to detail sidewalks and then rebuild septic and water systems. The applicants want to get the Board's initial comments.

Melinda Meddaugh asked what the size of the proposed units will be and Mr. Smith advised 900 square foot duplexes. Mr. Smith advised that the applicants have a SPEDES permit for 15,400 gallons per day. There are presently 95 bedrooms on site, which have old, non-water saving fixtures. By upgrading to new water-saving fixtures, the flow reduces by 11,500 gallons per day even though the number of bedrooms is going up to 105. Town Engineer McGoey asked if the units that are not being demolished have water-saving fixtures and Mr. Smith confirmed they did, as they were built using the current building code. Lou Kiefer asked if oil and chip would work for the driveway since blacktop would be very expensive and Town Engineer McGoey said that would be acceptable. Bobby Mapes noted that even though the road is not being used for emergencies it should be paved. The Board discussed gating the access road.

Melinda Meddaugh asked what the minimum required size of a duplex is and Mr. Kohn advised it was 600 square feet per dwelling unit per the local code and the proposed units are 900 square feet per unit or 1,800 square feet per building. Chairperson Chester asked that the applicants give the Board more details on landscaping. Chairperson Chester further added that the Board wants to see breakaway gates on the drive for emergency access only and if the applicant does not install these, then the Board will need to consider parking. Mr. Smith advised that the owner is adamant to keep parking where it is. Matthew Sush asked about areas on the site plan that reflect that the road is going over existing septic systems and Mr. Smith said the septic systems will be moved. Bobby Mapes asked if the applicants are using the colony this year as is and Mr. Kohn confirmed they were.

Town Engineer McGoey advised that the applicants must pave beyond the first parking lot. Then the other emergency access road will be paved/oil and chipped all the way. Chairperson Chester confirmed that the existing east access driveway will be paved/oil and chipped from the entrance to and including the existing parking lot where a breakaway emergency gate will be installed. The other parking lot will also be paved in accordance with the site plan provided this evening.

Lou Kiefer asked if the owner would be receptive to tarring and chipping all of the driveways and not just the emergency access road and Mr. Kohn said he would ask the owner. This property is owned by one owner and it is much easier to deal with just one person. Lou Kiefer feels the gates will be left open.

Chairperson Chester suggested that if there is not going to be gates, the applicants must address and make accommodations for parking. Mr. Smith asked if the Building Department would enforce the parking issues and Attorney Paula Kay confirmed they would. Mr. Smith said he would put a note on the site plan concerning the parking. Bobby Mapes asked how the Town can enforce this if a new owner comes in and Attorney Paula Kay advised that it will be a note on the site plan and the new owner should familiarize themselves with the site plan.

Melinda Meddaugh asked if the siding and overall look of the units was discussed and Mr. Smith advised it was not, but they will probably be vinyl-sided like the existing units. Bobby Mapes asked if any fencing was proposed and Mr. Smith advised it was not.

Mr. Smith advised that the plan shows 104 parking spaces or two spots per unit and an aerial view of the site was shown.

Mr. Smith acknowledged receipt of the Town Engineer's comments and advised that they are all straight forward. There was a question about Unit 31 which was the mobile home on the former site plan but that mobile home will be removed.

The Board discussed whether or not a public hearing is premature; Town Engineer McGoey said the proposed layout is not going to change much and didn't see a problem with conducting a public hearing sooner rather than later.

A motion to schedule a public hearing for July 22, 2015 was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

RNR MOBILE HOME PARK

Pittaluga Drive - S/B/L: 12-1-21.1/23.1

Glenn Smith, P.E.

Mr. Smith advised that the applicant is asking for an additional six month extension of their approvals and that this is what he believes to be an 11th extension. With the casino happening and the proposed jail, the owner is feeling more optimistic. Lou Kiefer asked if there was a limit to the number of extensions the Board could give and Attorney Paula Kay advised there

was not. Mr. Smith advised that the new County Jail may have to install a sewer line which is favorable for this project. Roads are already built and wells are already installed.

A motion for a six extension of the applicant's previously approved subdivision from June 24, 2015 to December 24, 2015 was made by Melinda Meddaugh and seconded by Matthew Sush.

5 in favor, 0 opposed.

ANDREW DiMARCO

184 Rock Hill Drive - S/B/L: 32.-2-46

Chairperson Chester noted that this matter was placed on the agenda twice; the Applicant did not appear either time and the Board cannot act.

A motion to adjourn the meeting at 7:38 p.m. was made by Melinda Meddaugh and seconded by Michael Croissant.

5 in favor; 0 opposed

Respectfully submitted,



Kathleen Brawley, Secretary

Town of Thompson Planning Board