

APPROVED

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, July 8, 2015**

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

ABSENT: Lou Kiefer and Melinda Meddaugh

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

Chairperson Chester appointed Bobby Mapes and Jim Barnicle as voting members for tonight's meeting in Lou Kiefer and Melinda Meddaugh's absence.

A motion to accept the June 24, 2015 meeting minutes was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

ADELAAR/MONSTER GOLF COURSE

**Joyland Road – S/B/L: 23-2-3, et al
Helen Mauch, Esq.**

The applicants are asking the Planning Board to assume Lead Agency for this phase of the project. On June 10, 2015 the Board adopted a resolution of its intent. All interested agencies have indicated that they have no objection, with the exception of the Army Corps of Engineers, a federal agency who has no jurisdiction. The Army Corps had previously issued a permit for the project, but are not an involved agency under SEQRA. Their non-response does not mean the Board cannot act tonight and Attorney Paula Kay noted that the proposed Resolution does reflect that and that our consultant, Robert Geneslaw is comfortable with that as well.

A motion to declare the Planning Board lead agency was made by Michael Croissant and seconded by Matthew Sush.
5 in favor, 0 opposed.

ADELAAR/MONTREIGN CASINO/MONTICELLO RACEWAY MANAGEMENT INC.

**Joyland Road – S/B/L: 23-2-3, et al
George Duke, Esq.**

The applicants submitted technical memorandum in connection with the modification to the site plan. The purpose of the memo is that the applicants need to make sure they comply with SEQRA and identify any environmental impacts. In the memo, it is noted that there are no new potentially significant impacts as a result of the amendments. The applicant provided photos for

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illustrative purposes. The minor amendment makes a subtle shift to the building as well as removing the track and related parking, grandstand, maintenance buildings, etc. which is relative to the SEQRA process as it is significantly less impactful on the property. It will use less water and there will be less land moving. The proposed track was near wetlands. The port o cochere in the front of the building was moved slightly. The applicant made an important note that other than the reconfiguration of the footprint, the overall footprint will not change at grade level. The parking does reduce by 53 spaces because there are going to be additional investments and improvements to the currently approved site plan. The rooms will increase in square footage and be more upscale. The overall number of rooms will decrease, but it is not decreasing to lessen costs, it is to make it more luxurious and offer expanded rooms. A profile view of the tower was shown to the Board. The building height will not change, but there is a 44 foot spire which is not included in the calculation of the building height. The tower is expanding 50 feet which is a minor change to the look and lighting impacts and not significant for SEQRA review.

Attorney Paula Kay asked if the technical memorandum amends the EAF and Mr. Duke advised it does not, it builds upon the original.

Logan Morey asked about the status of the fire apparatus road changes and Mr. Duke advised that they were submitted, but he is not sure of the status. The applicants advised that they previously had a discussion with Town Engineer's office concerning the changes which was favorable. Due to an error in the documents presented to the Board tonight, the applicants wanted to take back the copies they provided and provide the Board with corrected documents later. Bobby Mapes noted that he would feel more comfortable to keep one copy in the Board's file of what is submitted tonight and the Board concurred.

Bobby Mapes added that he was happy to see the hotel was going more upscale, but this is the third time the amount of rooms has been decreased and he wanted to know what the basis for that was. Mr. Duke advised that the project has evolved and he cannot speak as to the financial aspect of the project. Mr. Duke believes this is the type of hotel that is marketable for the area. The initial application included a racetrack and a smaller hotel. Last year's application made the hotel larger. Mr. Duke said this is a tremendous increase and adds value to this project. Attorney Paula Kay added that there were many meetings and work done to bring this application to light.

A motion to schedule a special meeting of the Planning Board on July 15, 2015 in order to make a recommendation to the Town Board concerning a negative declaration under SEQRA was made by Bobby Mapes and seconded by Matthew Sush.
5 in favor; 0 opposed

PINE TREE RESORT ESTATES LLC
3672 State Route 42 - S/B/L: 29.-1-2

The applicant requested to be taken off the agenda this evening.

MACHNE MIVTZER HATORAH
218 Hilltop Road - S/B/L: 41.-1-24.1
Joel Kohn and Larry Marshall, Mercurio

Mr. Marshall acknowledged receipt of the Town Engineer's comments and advised that a majority of the changes have already been made. The applicant takes no exception to any of the questions. We want to work with the Town Engineer concerning the proposed changes.

Mr. Kohn advised that the Department of Health's file noted that there were 234 campers previously and our application is much less.

A motion to schedule a public hearing on this application for August 12, 2015 was made by Michael Croissant and seconded by Matthew Sush.
5 in favor; 0 opposed

A motion to adjourn the meeting at 7:25 p.m. was made by Matthew Sush and seconded by Michael Croissant.
5 in favor; 0 opposed

Respectfully submitted,


Kathleen Brawley, Secretary
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