

Acting Chairman Kiefer read the legal notice. Proof of mailing was provided by the Board.

Mr. Smith advised that the applicant is proposing to take down the older units and replace them with new duplexes. Currently there are 52 units. All new duplexes will be energy efficient and have water saving fixtures installed. Mr. Smith informed the board that the colony is under the 15% that is required. All setbacks and separation will be met. A SPEDES permit has been obtained by the DEC. Melinda Meddaugh asked what the new units will look like and what will be the bedroom count. Mr. Smith stated that the units will all be similar in looks and the bed count will be 2 per unit. The existing driveway will be amended to be a 20' loop for emergency vehicles and all units will have access to it. There will also be a gate installed. Parking will be along the new road.

There was no public comment.

A motion to close the public hearing was made by Melinda Meddaugh and seconded by Matthew Sush. All in favor; 0 opposed.

CHERRY VALLEY

Old Sackett Road – S/B/L: 52.-1-17.9

Michael Davidoff, Esq. and Bradley Cleverly, MJS Engineering

Mr. Davidoff advised that the applicant was seeking an extension of their subdivision approval. Mr. Davidoff read legal information regarding the ability to obtain this extension. Town Engineer McGoey advised Mr. Davidoff that if in the event a zone change ever occurred in the area of this project that this property could possibly be subject to it.

Motion to approve an additional three month extension of the applicant's subdivision approval was made by Matthew Sush and seconded by Melinda Meddaugh. All in favor; 0 opposed.

KATHY FLEISCHER

41 South Maplewood Road – S/B/L: 18.-1-1.1

Ms. Fleischer advised that she is requesting a zone change for her property. The casino project has showed interest in purchasing the property and using it as office space and equipment storage. Town Engineer McGoey stated that the property was eligible for the zone change.

Motion to refer zone change to the Thompson Town Board made by Matthew Sush and seconded by Melinda Meddaugh. All in favor; 0 opposed.

ADELAAR/MONSTER GOLF COURSE

Joyland Road – S/B/L: 23.-2-3 et al

**Helen Mauch, Zarin & Steinmetz
Chris Robbins, AKRF Engineering**

Ms. Mauch advised that they were requesting the board take action as lead agency and that the board grand preliminary approval of site plan of the reconstruction of the golf course, grading, soil erosion and stock piling.

Attorney Paula Kay confirmed with Bob Geneslaw that the technical memo was sufficient and that a connection was created. Town Engineer McGoey stated that the previous comments have been addressed. The Planning Board will later deal with the mitigation areas and the buildings that are encroaching currently. Mr. Robbins stated that there are three wells and there is DEC approval to use the creek on the property for irrigation. Future intent is to remove the buildings off of the wells and use public water upon completion.

Attorney Paula Kay would like the site plan amended to track the issues of the long eared bat.

Traffic issues will be a part of the technical comments.

A motion for negative declaration motion under SEQRA was made by Matthew Sush and seconded by Melinda Meddaugh.
All in favor; 0 opposed.

A motion for preliminary site plan approval was made by Michael Croissant and seconded by Melinda Meddaugh.
All in favor; 0 opposed.

MONTREIGN CASINO

Joyland Road – S/B/L: 23.-2-3 et al
Chris Robbins, AKRF Engineers
George Duke, Esq,
Charlie Degliomini

George Duke advised that the Thompson Town Board adopted the NEGDEC and additional comments were considered and incorporated. Final minor site plan has been amended with conditions. Town Engineer McGoey stated that he received new plans and the comments have been addressed. Traffic control will be under separate communication.

Jim Barnicle questioned how many LP tanks will be onsite. Mr. Robbins stated that there will be one tank at this time. It is a 30,000 gallon tank and that the design will comply with all safety regulations. Bobby Mapes questioned if natural gas has been looked into and though it has been, there are concerns regarding cost efficiency and delivery when it is needed.

Attorney Paula Kay addressed the fire access road. Revisions to access road, relocation of the building and final grading diagrams were reviewed and a solution is in place and updated documents are being worked on for submission.

A motion for negative declaration motion under SEQRA was made by Melinda Meddaugh and seconded by Matthew Sush.

All in favor; 0 opposed

A motion for preliminary site plan approval was made by Michael Croissant and seconded by Melinda Meddaugh.

All in favor; 0 opposed.

SULLIVAN COUNTY PAVING

MONTREIGN CASINO:

Temporary construction trailer-S/B/L: 31.-1-21

Town Engineer McGoey advised that Sullivan County Paving was seeking Planning Board approval for a temporary construction trailer. A time frame of three months was allowed after job completion for the trailer to be removed.

A motion to allow temporary construction trailer was made by Michael Croissant and seconded by Melinda Meddaugh.

JACOB & JUDY LUSTIG

10 Norris Drive – S/B/L: 44.-1-2 & 44.-1-7

Lot Improvement

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

GOLDEN RIDGE

Rock Ridge Road – S/B/L: 13.-3-37.5

Modification to approved site plan.

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

Schmidt's Wholesale

Jefferson Street – S/B/L: 12.-1-32

Site plan review

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

BEAVER LAKE ESTATES

141 Southwoods Drive – S/B/L: 50.-1-17.4 unit F11

Site plan review

George Guttman advised that the owners of unit F11 are looking to construct an addition onto the existing 2 story building with basement. Town Engineer McGoey stated that it is conforming.

A motion to approve site plan was made by Melinda Meddaugh and seconded by Matthew Sush.

All in favor; 0 opposed

A motion to adjourn the meeting at 7:40 p.m. was made by Matthew Sush and seconded by Melinda Meddaugh.

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board