

APPROVED

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, August 12, 2015**

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

ABSENT: Melinda Meddaugh and Jim Barnicle, Alternate

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

Chairperson Chester appointed Bobby Mapes as a voting member for tonight's meeting.

A motion to table the adoption of the July 22, 2015 meeting minutes was made by Lou Kiefer and seconded by Matthew Sush
4 in favor; 0 opposed

JEFF BANK

18 Anawana Lake Road - S/B/L: 13.-2-3.4

Tim Gottlieb, P.E.

Chairperson Chester and Matthew Sush recused themselves from hearing this application. Acting Chairman Kiefer named Bobby Mapes as a voting member.

Town Engineer McGoey comments included a request that the catalog cuts of the lights to be utilized be included on the plan set. In addition, easements for the sewer line need to be corrected and add a metes and bounds description. It was noted that the swale that looks like it is passing through the Town's pump station, actually just runs along the station. Also applicant will change the aisle space for the parking area on the westerly side of the building from 24 feet to 25 feet. The landscaping plan should be amended to remove boxwood trees, since they do not thrive in this area and that they be replaced with something of equal size. The Board discussed the outdoor lights on the poles and Mr. Gottlieb advised they have been there for a long time and he is not sure if the applicants want to keep them, but he will find out. The Town Engineer feels they are offensive and new lights would make the site a lot nicer.

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

A motion for site plan approval was made by Bobby Mapes and seconded by Michael Croissant.
3 in favor; 0 opposed

PINE TREE RESORT ESTATES LLC

3672 State Route 42 - S/B/L: 29.-1-2

Joel Kohn

Town Engineer McGoey noted that the trash compactor is not enclosed and can be seen. The applicants must construct a compactor.

After review of the prior meeting minutes, it was learned that a public hearing was not held the last time this applicant was before the Board in 2013. The Board has determined that since one was not held before, they would like to hold a public hearing. The Board make an exception and as long as there are no new issues raised by the public that evening, the Board will take action the night of the public hearing.

A motion to schedule a public hearing for September 9, 2015 was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

MACHNE MIVTZER HATORAH

218 Hilltop Road - S/B/L: 41.-1-24.1

Joel Kohn

A motion to reschedule the public hearing of this application for September 9, 2015 was made by Lou Kiefer and seconded by Matthew Sush

5 in favor; 0 opposed

LOCKI T. KASIOTIS

Cooper Road - S/B/L: 11.-1-41.6 and 41.12

Jacob Billig, Esq., John Galligan and Al Chase, Galligan Land Surveying

Lou Kiefer recused himself from hearing this application.

Mr. Billig advised that the applicant is here before the Board to obtain a denial to be referred to the Zoning Board of Appeals. The variances requested will be for an impound yard, towing, repair of all motor vehicles and auto sales. There is a prior variance for the repair of antique vehicles. Mr. Billig said it was his understanding that there were non-antique cars repaired there previously as well as cars sold. The applicant has not changed the size of the business. There are vehicles for sale and he does repair vehicles. There is no junkyard. The applicant is happy to seek the variances. Bobby Mapes asked if there was in fact a difference between repairing antique cars and modern cars and the Board felt that there was no difference. Mr. Billig, felt it would be best to clean up the variances, obtain approvals and an updated site plan and that the same are all done correctly and laid out and run the right way. The site plan presented to the Board tonight is current.

Town Engineer McGoey advised that after the applicant appears before the ZBA, the Board's recommendation will be that the applicant not store any junk cars, that there be a substantial reduction in the number of cars for sale on the site and that there not be the storage of tires and car parts outside. John Galligan confirmed that there are some stored now. Mr. Galligan advised he thought there was 147 cars on the lot. Mr. Billig advised that he understands the Town's point of view and will work with the Town to come to a happy medium. Mr. Billig is hoping that the applicant can continue to do his business in the Town. Attorney Paula Kay advised that the applicant may have to construct some type of storage building. Logan Morey advised that there are cars presently on the septic system and they should be removed immediately.

A motion to deny the application and refer the same to the Zoning Board of Appeals was made by Matthew Sush and seconded by Michael Croissant.
5 in favor, 0 opposed.

COLD SPRING COTTAGES

Cold Spring Road - S/B/L: 49-1-8.1 and 8.2

Joel Kohn

The applicant is proposing to demolish two buildings and replace it with one duplex building (unit 6 and 6) and they want to add two bedrooms to Unit 43. Chairperson Chester advised that Units 45 and 46 do not have Certificates of Occupancy. Mr. Kohn advised they are working on that and they are ready for the issuance of a Certificate of Occupancy. Mr. Kohn did not know if they were presently occupied. When he was at the site two weeks ago, they were not occupied.

Mr. Kohn advised that he addressed all of the Town Engineer comments. All utilities are existing and shown on the site plan. The lower level of Unit 43 is suitable for a bedroom and Mr. Kohn advised it is four feet lower and does have egress. The sewage flow is currently rated for 14,000 gallons per day and only 9,000 gallons are currently used. Town Engineer McGoey asked that Mr. Kohn get a letter from the applicant's engineer advising what the exact gallons per day for the system are, what the design flow is and confirming that the system is adequate for the addition of the two bedrooms.

Chairperson Chester advised that the approval will be conditioned on confirmation that Unit 43 is suitable for a bedroom by field verification by the Town Engineer, that the Certificate of Occupancy for Units 45 and 46 is issued and any other Building Department issues cleared up. Attorney Paula Kay advised that the Town will also verify that the buildings are not presently occupied.

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

A motion for site plan approval, subject to confirmation that Unit 43 is suitable for a bedroom by field verification by the Town Engineer, that the Certificate of Occupancy for Units 45 and 46 is issued and that any other Building Department issues be cleared up, was made by Bobby Mapes and seconded by Lou Kiefer.

5 in favor; 0 opposed

PROPOSED LOCAL LAW - DONATED CLOTHING BINS

Attorney Paula Kay knows that the Town Board is trying to deal with graffiti and other blight issues. There have been a lot of complaints about these bins. The law will restrict which zones they are permitted in. Chairperson Chester thought the law was specific to permit these bins for not-for-profit entities only. Attorney Paula Kay also feels that just like any accessory structure, there should be a setback for these bins. Matthew Sush would like it to also state that it does not take up parking areas, especially in locations where parking is at a premium. Mr. Sush would also like overflow to be addressed on a timely basis and if the bin is worn or dis-repaired it should be refurbished.

Attorney Paula Kay will provide the Town Board with the Board's comments.

A motion to adjourn the meeting at 8:50 p.m. was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor; 0 opposed

Respectfully submitted,



Kathleen Brawley, Secretary
Town of Thompson Planning Board