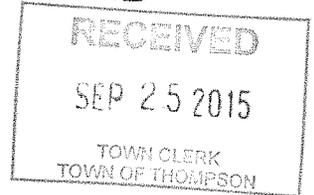


**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, August 26, 2015**

APPROVED



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

ABSENT: Melinda Meddaugh

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 in Melinda Meddaugh's absence.

A motion to accept the July 8, 2015 meeting minutes was made by Lou Kiefer and seconded by Michael Croissant
5 in favor; 0 opposed

A motion to accept the July 15, 2015 meeting minutes was made by Lou Kiefer and seconded by Matthew Sush
5 in favor; 0 opposed

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

A motion to accept the August 12, 2015 meeting minutes was made by Michael Croissant and seconded by Matthew Sush
5 in favor; 0 opposed

SCHMIDT'S WHOLESALE
Jefferson Street - S/B/L: 12.-1-32
Gary Schmidt and Chris Schmidt

Chris Schmidt advised that they are looking to park equipment on their lot such as skid steers, excavators, etc. The Board asked for a maximum number of items which will be stored on the lot. Mr. Schmidt says they have four now, he believes 15 would be the maximum. Gary Schmidt advised they will be on the smaller side, not very large pieces of equipment. The Board agreed that 15 items will be acceptable. Chairperson Chester asked if they would be keeping the lift up high all the time and Chris Schmidt advised

that it would be on special occasions. Paula Kay advised that the Board has to be consistent, as they have advised other applicants that they cannot keep the lift extended and that was made a condition of their site plan. For special events, it does not appear to be an issue, but it cannot happen frequently. Chairperson Chester advised that if an American Flag was attached to it and it was not extended all of the time and only on special occasions, it would not be a problem.

Town Engineer McGoey asked that the maximum number of items which will be stored on site and the non-extension of the equipment be noted on the site plan.

The Board discussed the sign, which will be affixed to the building. The Board was provided with a photograph of the sign and approved the same.

Chris Schmidt advised that they had an LED sign but it has been removed. They do not own the sign. Mr. Schmidt was told the sign conforms with DOT rules, although he has not confirmed the same. In any event, the sign has been removed. The Board discussed the Local Laws concerning flashing signs and the fact that they are prohibited in the Town.

A motion for negative declaration motion under SEQRA was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor; 0 opposed

A motion for site plan approval, subject to the site plan being amended as noted above and the Town Engineer's final review and approval, was made by Lou Kiefer and seconded by Bobby Mapes.

5 in favor; 0 opposed

A motion for approval of the sign on the applicants building as presented to the Board was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor; 0 opposed

ROYAL COUNTRY CLUB, INC.

75 Dillon Road - S/B/L: 18-1-55.1 and 18-1-55.2

Glenn Smith, P.E. and Joel Kohn

Glenn Smith advised that there are 11 new duplexes, which are staying and there will be 14 new units constructed on the site together with an owners unit and caretakers unit. A new septic system will be constructed. All older bungalows will be demolished. There are two wells on the property and will stay the same, however, pipes will be replaced to hook up to the new units.

Bobby Mapes asked why they were constructing a new septic system if the Board was informed that the SPEDES permit was sufficient for the proposed construction. Glenn Smith advised that they are sufficient, but they do not adhere to current Department of Health standards and it must be upgraded.

Mr. Smith confirmed that there were 95 bedrooms, but now there will be 102. However, the flow is less because the units will be constructed with water saving units. The laundry building will be removed which will also reduce the amount of wastewater.

Mr. Smith advised that the east entrance is paved, but not the parking lot. The entire lot will be paved and details added.

Mr. Smith went through the site plan and confirmed that they have addressed the Town Engineer's comments. The trash compactor has been moved behind the new shul. The compactor is more than sufficient to handle the demand of the colony. Town Engineer asked for detail of the stockade fence around the compactor be added to the site plan. Mr. Smith made a note as to when the old bungalow units will be demolished. All of the old buildings have to be demolished before the new units can be built. The old shul will be converted into a day camp building when the new shul is constructed.

Mr. Smith made a note that the grade and elevation will not be significantly changed. He does not think that there will be more than one acre of site disturbance and the most disturbance will be the new septic systems. Town Engineer McGoey advised that the applicant will need an erosion plan and Mr. Smith advised he will prepare the same. Town Engineer McGoey asked that there be less than one acre of disturbance.

Mr. Smith showed the Board a photo as to what the buildings will look like. Landscaping has not been planned yet, but Mr. Smith advised that one will be prepared. Matthew Sush wants a plan for both egress points and around foundations.

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 for conditional site plan approval, subject to: 1) Department of Health approval; 2) providing a landscaping plan; and 3) notes discussed during the meeting being placed on the site plan, all subject to the Town Engineer's final review and approval, was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

JONATHAN & PATRICE SUNSHINE

The Funky Hippy Chic Boutique

315 Thompson Road - S/B/L: 15.-1-20

Tim Gottlieb, P.E. and Patricia Greco-Sunshine

Mr. Gottlieb advised that the applicants want to build a boutique on their vacant land on Thompson Road. The applicants have reviewed the Town Engineer's comments. Chairperson Chester said that with the current road, the proposed building does not meet the setbacks. The applicant can either move the building

to meet setbacks or they can wait until the new road is constructed and then build the new building. The applicant wants to preserve the existing trees and shrubs on the property and that is why they want to put the building in the spot proposed. Chairperson Chester explained the process to be referred to the Zoning Board of Appeals.

Attorney Paula Kay advised the details of that any signage, including size and location, need to be shown on the site plan. Mrs. Sunshine was thinking of a simple sign, similar to a real estate sign, maybe 3 feet by 3 feet. Town Engineer McGoey advised that there is a setback requirement for fences which Mrs. Sunshine should be aware of.

The applicants advised they will take care of the rest of Town Engineer's comments including septic details and driveway detail.

Chairperson Chester asked about the details of the building. It will be 36'x24' on a slab with a shed roof covering the entrance. They will provide a rendering of the building at the next hearing. Mrs. Sunshine asked if there was a requirement as to siding. It will be rustic looking and very natural looking.

Logan Morey asked about the box trailer on the property. They are not permitted under Town Zoning. Mrs. Sunshine advised that they will be moving it but they have had it for many years and thought it was the location was a problem. She was unaware that it was not permitted. Seymour Pierce, the contractor for the applicant, asked if it can be sided and roofed to be permitted. Mrs. Morey advised that it has to be sided to hide the box truck completely and a peak roof constructed over the same.

Attorney Paula Kay advised the applicants that two public hearings will be required.

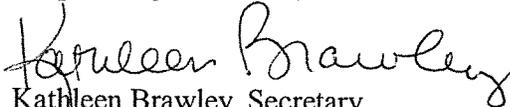
A motion to deny this application and refer the same to the Zoning Board of Appeals was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed.

A motion to adjourn the meeting at 7:34 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