

APPROVED

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, September 9, 2015**

RECEIVED
OCT 15 2015
TOWN CLERK
TOWN OF THOMPSON

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

ABSENT: Jim Barnicle, Alternate

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

PUBLIC HEARINGS:

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

Chairperson Chester read the public notice. Mailings were submitted to the Board.

Mr. Smith advised that the colony has been in existence for many years. There are 41 units presently. They want to demolish 19 units and replace them with 14 new units (7 duplexes). A sewer system and wells are located on the property. The applicant previously received site plan approval but it expired and they did not ask for an extension.

Melinda Meddaugh asked if landscaping was added to the site plan. Mr. Smith advised that tree planting was in fact shown on the plan. Mrs. Meddaugh also asked the applicant to clean up the front of the premises. Mr. Smith advised that he will advise the applicant to do the same and have the Town Engineer confirm it is cleaned up prior to approval. Mr. Smith further advised that the compactor enclosure is described in detail on the site plan as well.

There was no public comment.

A motion to close the public hearing was made by Matthew Sush and seconded by Lou Kiefer. 5 in favor; 0 opposed.

MACHNE MIVTZER HATORAH
218 Hilltop Road - S/B/L: 41.-1-24.1
Zachary Peters, P.E. - Mercurio, Norton, Tarolli & Marshall and Joel Kohn

Chairperson Chester read the public notice. Mailings were submitted to the Board.

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Mr. Peters advised that the proposed project is to add on to an existing day camp. The applicants want to add a new bunkhouse on the rear of the site. All existing bunk houses will stay. A mikvah and classroom will also be added. The access drive on the southerly side of the site will be expanded. A new septic system will be installed. There is an existing well and water system.

Michael Croissant asked where the parking is located and Mr. Peters showed the same on the plan. The applicants are planning on adding more parking.

The Board asked about traffic and Mr. Peters advised that this will be an overnight camp and campers will be bussed in at the beginning of the season. There will not be many vehicles on a day to day basis. Michael Croissant asked where the children will be dropped off and Mr. Peters was not sure where the specific drop off point is. Mr. Croissant asked if the turnaround at the back of the site is large enough for buses to turn around and Mr. Peters confirmed it was.

Michael Croissant asked what the driveway would consist of and Mr. Peters advised it would be gravel. Town Engineer McGoey asked that the driveway be paved in the areas previously discussed with the applicant.

Melinda Meddaugh asked what the hours of operation are for the camp. Mr. Kohn advised that most activities are indoors; there are not many outdoor activities. Michael Croissant asked what time the activities end and Mr. Kohn advised around 10:00 p.m. Mr. Croissant is concerned because there are neighbors close by. Chairperson Chester asked about loud speakers and bull horns and Mr. Kohn advised they would not be utilizing the same. Town Engineer asked that item 3 on the site plan be amended to say no loud speakers or bull horns will be utilized on the site.

PUBLIC COMMENT:

Richard Wolf, Hilltop Road. Mr. Wolf is an owner of 400 acres adjacent to the proposed site which he plans will ultimately be used for luxury homes. He feels that with this camp nearby, no one will buy his homes. His proposed subdivision is for year-round homes and he feels a day camp would greatly diminish the value of his property. He does not want to start over and if this camp is approved, he will have to do that. This camp is adding nothing to Hilltop Road. Buses coming in and out will be disruptive. The camp will run all day and all night with no time frame. He also spoke on behalf of other neighbors that have an issue with this project. He has owned this property for eleven years. The Town wants luxury homes and that's what he proposed to give. Mr. Wolf asked if it was a religious camp and whether or not a shul would be on the property and Mr. Kohn confirmed there would be. Mr. Wolf said when it was a day camp, it ended at 5:00 p.m. To have people sleeping there 24 hours a day would take away from his proposed project. He is trying to make it an area that this Town will be proud of with expensive homes. He also advised he would have to amend his site plan and ask for smaller lots and possibly multiple residences. He said his project will increase the tax base. He is not sure this camp will do the same thing. People who buy his homes are entitled to peace and quiet and not be subject to the noise accompanied by a day camp.

Duane Roberts, 171 Hilltop Road. Mr. Roberts agreed with many comments made by Mr. Wolf and has his own concerns. The prior day camp was acceptable and not intrusive. He bought his home knowing the camp was down the road. There is another camp behind him, Camp Shira, that has speakers going on every night and day and he has called the police. He hopes that this project does not have speakers. He is concerned about traffic, but is not really sure that the traffic is going to be an issue. He advised that if the applicants are keeping the existing buildings, they are rotting and infested. He is also concerned about the septic system. He is also concerned about wetlands that are near the site. Camp Winston paid property tax and he is concerned about this camp not paying taxes. He can't speculate about garbage, but he is also concerned. He suggests that the Board take a walk through the site and review it in detail.

Elizabeth and Frank Kobus, 227 Hilltop Road. Mrs. Kobus read a statement which is annexed hereto and made a part hereof. In essence, they oppose this application because it will disrupt their peace and quiet. The day camp did bring traffic, parking issues and noise but they were comforted with knowing that nights and weekends were quiet. This will change with an overnight camp. They also felt property values will greatly diminish. Traffic, noise, garbage, safety and trespassing are concerns. They want the character of the community to remain the same. Wetlands are also an issue and they want them to be addressed.

Mr. Kobus added that he is concerned that a new septic system may contaminate his well. Adding more people and students will only cause problems. He is concerned the proposed septic will be insufficient for the camp and will ultimately run into the brook and cause pollution.

Mr. Wolf asked to add one item. There are wetlands located on his property and this Board was very careful to ensure the wetlands were not disturbed and spent a tremendous amount of money to ensure that was done. If the wetlands are contaminated by this project, what is the point of him spending the money to protect the wetlands on his property?

Chairperson Chester reminded the audience that this Board will not take any action tonight and we will ask the applicant to address the issues raised. Attorney Paula Kay advised that the applicant will be asked to address the comments in writing.

A motion to close the public hearing was made by Lou Kiefer and seconded by Matthew Sush. 5 in favor; 0 opposed.

Mr. Peters advised that landscaping was provided but wants to know what the Board would want, as the property is heavily wooded. Chairperson Chester advised that since this application is not on the regular agenda, he can get that information from the Town Engineer or at the next meeting the application is on the regular meeting agenda.

REGULAR MEETING:

A motion to accept the August 26, 2015 meeting minutes was made by Lou Kiefer and seconded by Matthew Sush

4 in favor; 0 opposed

GOLDEN RIDGE

Rock Ridge Road, Monticello, NY - S/B/L: 13.-3-37.5

Jonah Mandelbaum and Vince Pietrzak, P.E.

Mr. Mandelbaum invited the Board to drive by the site. The road is finished and they are waiting on the Town Engineer to review the road dedication to make it an official Town Road. The first phase is done. One building is done and they are seeking a Certificate of Occupancy soon. He needs to make one change to the plan. There are two buildings on the site that are noted as "workforce building" and "senior I building". He wants both buildings to say "workforce building", which is allowed by Code. Lou Kiefer asked if there will still be senior housing and Mr. Mandelbaum confirmed there will be. They need this to have the option to use it for work force housing, due to the impending casino project. Other than that, nothing else changes; the bedroom count and parking will not change.

Chairperson Chester asked what the current need is for senior housing. Mr. Mandelbaum said there is a 150 person waiting list on Regency Manor, his other senior housing project and he can absorb that waiting list with the first phase of this project. Chairperson Chester just wanted to be sure we are not pushing out seniors to make room for work force tenants. Mr. Mandelbaum said that even if he has a disabled veteran who is 45 years old, with the building being noted as senior housing, he has to deny the veteran. Mr. Mandelbaum suggesting naming it work force/senior building which is permitted. He can allow seniors to move into the work force building, but not vice versa. Bobby Mapes asked how many units will be converted to work force housing and Mr. Mandelbaum said 216 one-bedroom units. Chairperson Chester asked what the minimum age is for work force housing and Mr. Mandelbaum said there is no minimum. There is a minimum requirement for income and they cannot rent to minors. Work force housing applicants need to apply and meet eligibility requirements. A person cannot move in if they cannot afford it, as the State regulates this type of housing heavily. Bobby Mapes asked if there was any way to restrict the amount of senior units that will be removed. Mr. Mandelbaum advised that he has a similar project in Walkkill and 80% of the tenants are seniors. They meet the eligibility requirements financially. One bedroom apartments are best for seniors or couples. They do not allow children. Attorney Paula Kay advised that the Town Board felt that we need more work force housing. Town Board Member Scott Mace advised that the Board really wants to push for more work force housing and that is why it was included in the original plan. Mr. Mandelbaum is asking for the opportunity to keep some of the work force coming in for the casino in the Town.

After discussion, the Board felt if it was labeled "senior/work force building" it would be acceptable.

A motion to make the minor modification to the previously approved site plan by renaming one senior building to "senior/work force building" was made by Lou Kiefer and seconded by Melinda Meddaugh.

5 in favor; 0 opposed

VERIA LIFESTYLE AT BAILEYS LAKE

Anawana Lake Road and Fraser Road

Monticello, NY - S/B/L: 9-1-1.1, 1.2 and 7

Glenn Smith, P.E.

Mr. Smith advised that the applicant is looking for a modification to the previously approved site plan. The plan for the construction trailers and portable toilets was provided. The applicants want to install six trailers. There will be fifteen portable toilets placed around the site. Mr. Smith advised that any conditions with respect to fuel tanks being store on the site will be noted on the site plan. They did not know where any would be placed at this time. Town Engineer McGoey advised that there is a fuel tank on the site already and showed Mr. Smith its location. It is a tank inside of a tank and not covered. Town Engineer McGoey advised that he wants any fuel tanks to be shown on the site plan before they are placed on the site. After discussion, Mr. Smith advised that the applicants may have a truck come once a day to deliver fuel, but the applicant is not sure. Bobby Mapes advised that one fuel tank area would be more convenient for trucks who are delivering to the site. Mr. Smith will find out if one area on the site will be considered by the applicant.

The Board also advised that it will require that the portable toilets and temporary construction trailers be removed prior to the issuance of a final Certificate of Occupancy.

Attorney Paula Kay advised that since there are three issues the Board will be addressing, that the Board will act on each issue separately.

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 to approve the modification to the previously approved site plan as noted above, subject to the applicant confirming the location of the fuel storage tanks on the property and the Town Engineer's final review and approval, was made by Melinda Meddaugh and seconded by Michael Croissant.

5 in favor; 0 opposed

With respect to fire apparatus access, Mr. Smith advised that the fire access roads were shown on the original site plan around the back of the proposed building. Code requires aerial ladder access and he is working with the Town Engineer with that issue and a sketch was presented to the Board. Mr. Smith wants the Board to okay the access as presented. Fire hydrants will be installed and the Board determined that they can proceed with amending the site plan subject to the Town Engineer

and Building Department's final review and approval. Bobby Mapes asked about the quality and construction of the road and Mr. Smith advised that it has to be pretty rugged, as it will be plowed in the winter.

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

A motion to approve the modification to the previously approved site plan with respect to fire apparatus access, subject to the Town Engineer and Building Department's final review and approval, was made by Lou Kiefer and seconded by Michael Croissant.
5 in favor; 0 opposed

Mr. Smith advised that the third item is the number of rooms in the center. The applicant is going through the Sullivan County IDA and the IDA said they cannot act on a 131 room project when the approved site plan was for 110 rooms. Water usage for the increased rooms, including the spa would increase about 5,000 gallons per day. Our EAF and what the Health Department is approving our system is would be 28,000 gallons per day which is more than what will be required. The septic system has a 200,000 gallon per day limit which is also more than what will be used.

The traffic will come the same route. Kutsher's had 300 rooms and never had any traffic issues. Chairperson Chester asked why the room count changed and Mr. Smith advised it was just a change made by the applicant and the building size is not changing. Chairperson Chester noted that the rooms must be smaller if the building size is not changing and Mr. Smith confirmed the same. Matthew Sush asked if it was still single sided building with views of the lake and Mr. Smith confirmed it was. Attorney Paula Kay asked if the number of staff changed but Mr. Smith felt if it was, it would be insignificant.

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

A motion to approve the modification to the previously approved site plan with respect to the number of bedrooms was made by Matthew Sush and seconded by Michael Croissant.
5 in favor; 0 opposed

Attorney Paula Kay advised that there are still three items that need to be addressed: Department of Health and Department of Environmental Conservation permits and the installation of the box culvert required by the Town Highway Department. Mr. Smith advised that there are other issues that need to be addressed as well.

IROQUOIS SPRINGS

Bowers Road, Rock Hill, NY - S/B/L: 33.-1-1.1

Glenn Smith, P.E. and Mark Newfield

Mr. Smith advised that the applicant wants to demolish two bunk houses on the boys side of the camp and two bunk houses on the girls side of the camp and replace them on the both sides of the camp with four larger buildings. There will be a net increase of 18 beds with the reconstruction of the new bunks. The owner wants a single family home built on the site as well for his personal use near the lake. Attorney Paula Kay asked what will happen to the existing residence and Mr. Newfield advised it will be re-purposed.

Mr. Smith provided a septic plan for the house. The bed count for the four bunks is slightly larger with 18 more beds. The S.T.P, is permitted 18,000 gallons per day and there is excess capacity to handle the additional beds. Lou Kiefer asked about building separation distances. The separation between Units 8 and 9 on the girls side is decreasing. Mr. Smith advised that some units are closer, but that is how these sites were initially built. Mr. Smith asked if there were building separation regulations on bunk buildings. Attorney Paula Kay advised that the code has no differentiation between camps and colonies. In district regulations, it is referred to as camps and bungalow colonies. Mr. Newfield asked if they could use fire-resistant materials to build the new construction to avoid fire distance issues and Attorney Paula Kay advised that this Board cannot make that determination, but the Zoning Board of Appeals may consider that in making their decision. Logan Morey suggested moving the building. Mr. Newfield wants to keep the aesthetics the same throughout the camp and he does not want to be difficult.

Mr. Newfield asked if the Board could approve the buildings which do not require variances and the Board determined that they would.

After discussion, it was noted that “boys unit 3” and “girls unit 9” as shown on the site plan will need variances.

Chairperson Chester asked about the proposed driveway to the proposed one-family residence and its proximity to the bunk houses. Mr. Newfield advised that the road is already on the site and utilized frequently. Chairperson Chester asked about lighting and Mr. Newfield advised there is lighting on the bunks but that he would add whatever lighting the Board wants him to add. Chairperson Chester is concerned about small children and the road. Mr. Newfield advised that lighting will be addressed and that most of the time, the road will be used by a golf cart. Attorney Paula Kay advised that campers would not be near the house in any event. Mr. Newfield advised that due to topography the house is going to be hidden.

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

5 in favor; 0 opposed

A motion to approve the modification to the previously approved site plan, including the demolition

of older bunk houses together with the addition of Boys Unit 6, Girls Unit 3 and the one-family residence, subject to the removal of Boys Unit 3 and Girls Unit 9 from the plan if the change in separation distance will be subject to an area variance, was made by Lou Kiefer and seconded by Melinda Meddaugh.

5 in favor; 0 opposed

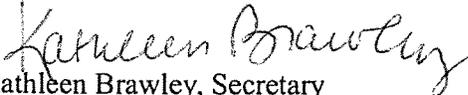
A motion to deny the application with respect to Boys Unit 3 and Girls Unit 9 and refer the applicant to the Zoning Board of Appeals for a variance in the required separation distance between buildings, was made by Lou Kiefer and seconded by Michael Croissant.

5 in favor; 0 opposed

A motion to end meeting at 8:15 p.m. was made by Michael Croissant and seconded by Lou Kiefer.

5 in favor; 0 opposed

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board