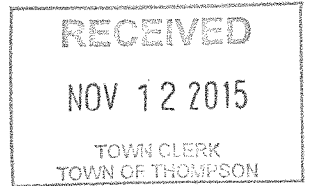


APPROVED

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, October 28, 2015**



IN ATTENDANCE: Chairperson Patrice Chester Lou Kiefer
Matthew Sush Michael Croissant
Melinda Meddaugh Jim Barnicle, Alternate
James Carnell, Director, Building/Planning/Zoning
Kathleen Brawley, Secretary Paula Elaine Kay, Attorney
Richard McGoey, Consulting Engineer

ABSENT: Bobby Mapes, Alternate

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

A motion to accept the October 14, 2015 meeting minutes was made by Lou Kiefer and seconded by Michael Croissant
5 in favor; 0 opposed

A motion to take the Campus Capital Corp./IMBMG Realty LLC application out of agenda order was made by Melinda Meddaugh and seconded by Lou Kiefer
5 in favor; 0 opposed

CAMPUS CAPITAL CORP./IMBMG REALTY LLC
Rose Valley Road, Monticello, NY - S/B/L: 61.-1-41.3 and 20.1
Gary Silver, Esq.

Mr. Silver advised that this is an application for a lot line change. There was an error in the prior description due to a transposition error. Chairperson Chester advised that the details to file the lot line change properly can be worked out with the Town Attorney. Attorney Paula Kay advised that the Board needs the old description which reflects the error. Attorney Paula Kay would also like the old description plotted on the map to show the discrepancy as well. Mr. Silver advised he will get that to the Board.

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 lot line change subject to the Town Attorney's receipt of the old description and map plotting the same, together with the Town Engineer's final review and approval, was made by Matthew Sush and seconded by Lou Kiefer.
5 in favor; 0 opposed

BARONE/SERENITY GARDENS

178 Serenity Lane, Monticello, NY - S/B/L: 49.-1-4.17

Michael Watkins

Attorney Paula Kay and Town Engineer McGoey have recused themselves from this application. Glenn Smith, P.E. is the Acting Town Engineer for this application.

Mr. Watkins has built five homes on the site to date. When Mr. Watkins sold the lot to Mr. Barone, Mr. Barone's lot included 200 non-developable acres. Mr. Barone thereafter built a shed and tennis court. Chairperson Chester asked if it was a shed or garage and Mr. Watkins said it is a shed. Mr. Watkins said the home has a five car garage which is substantially larger than this "shed". There are some DEC issues about whether the shed/garage was within the 100 foot buffer zone for wetlands. The DEC was onsite and flagged their actual buffer zone and indicated that the garage is not in their buffer zone. Mr. Watkins is attempting to get that in writing from the DEC. Mr. Watkins felt the tennis court was fairly straight forward, but that there may be some height and size problems with the garage. Chairperson Chester advised that the tennis court appears to have a setback issue, as it should be 100 feet from the property line and it is currently 48 feet from the property line. It does not matter that Mr. Barone owns the adjacent lot, as he could sell the lot in the future. Lou Kiefer advised that they really need confirmation that the buildings are not in the wetlands buffer zone. Glenn Smith, P.E. asked Mr. Watkins to confirm that the DEC flagged the buffer zone and not the wetlands themselves. Mr. Watkins advised that Mr. Barone purposely purchased the lots to avoid neighbors. Mr. Watkins wanted to obtain a conditional approval for the application subject to ZBA approval. The Board felt that was not an option. Mr. Watkins felt that it may be more feasible to just have Mr. Barone do a lot line change. Mr. Watkins will leave the ultimate decision up to Mr. Barone.

Glenn Smith, P.E. asked if the Board would do a waiver for the height and size of the garage. It is 17 feet high, which is two feet over the permitted height of 15 feet. The square footage is 1,296 square feet, which exceeds the maximum square footage of 400 square feet for accessory buildings. Chairperson Chester advised that the Board has in the past issued such a waiver.

Mr. Watkins said in the future, he may try to obtain a blanket waiver of accessory buildings in this subdivision, as he expects this to be what most home owners would want in this subdivision.

Chairperson Chester further added that the approval for the original subdivision was approved as RR-2 zone and the maps reflect that. In actuality, the property was in the HC-2 district (as requested by a prior owner) which does not allow for accessory structures. The Board is going to request that the property be reverted back to the RR-2 zone. Mr. Watkins will formally request that this change be made in writing.

James Carnell suggested that Mr. Watkins review both sections of the code for these zones and make a determination based upon that.

CATSKILL REGIONAL MEDICAL CENTER
68 Harris Bushville Road, Harris, NY - S/B/L: 4-1-5
Glenn Smith, P.E.

Mr. Smith advised that this site plan for a helipad was previously approved in July 2015. There was a fifteen foot building separation. After discussing this with the Town Engineer, the applicant has decided to move the building five feet to meet fire code. That is the only change to the site plan.

Matthew Sush asked if the planting details note on the plan be specific to address planting on a hill. Mr. Smith said he could move the slope further as the applicant's property goes to the road. There are no restrictions (easements, etc.) which would adversely affect that.

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 to approve the modification to the previously approved site plan, subject to the Town Engineer's final review and approval, was made by Melinda Meddaugh and seconded by Michael Croissant.
5 in favor; 0 opposed

CHERRY VALLEY BUILDERS, INC.
Old Sackett Road - S/B/L: 52.-1-17.9
Michael Davidoff, Esq.

Mr. Davidoff advised that conditional approvals are only permitted for 180 days. The Planning Board has the discretion to extend conditional approvals. Mr. Davidoff read the State enabling legislation confirming the same.

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 to extend the approval of this application for ninety days from October 19, 2015 was made by Matthew Sush and seconded by Lou Kiefer
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 Jonathan and Patrice Sunshine

Chairperson Chester suggested we discuss the pavement to the entrance of the driveway. Since the road is being relocated by Adelaar and not the applicant, Adelaar should be responsible for adding

to their existing driveway once Adelaar finishes the road. Town Engineer McGoey feels this is fair under the circumstances. It was discussed that they may be built and operational before Adelaar even constructs the road. Mr. Sunshine advised he has had conversations with representatives from Adelaar.

Town Engineer McGoey advised that the applicants want to use a alternative toilet system in lieu of installing a septic sytem, which is acceptable, but the Building Department wants it to be handicap accessible. Mrs. Sunshine advised that it is very similar to standard toilets. Town Engineer McGoey advised not only does the room have to be handicap accessible, the toilet has to be the correct height. Town Engineer McGoey suggested that both alternatives must be shown on the site plan and if the alternative toilet system is not to be constructed, they have the plan in place for pumping to the existing septic system.

The Board determined that a public hearing was not necessary, as a public hearing was held for the application before the Zoning Board of Appeals and no one appeared. The only interested parties are Adelaar.

NegDec: Lou, Mel all in favor
Site plan approval: Melinda, Lou all in favor

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

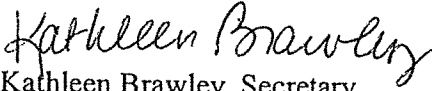
A motion to approve the site plan was made by Melinda Meddaugh and seconded by Lou Kiefer
5 in favor, 0 opposed

GARDEN HILL ESTATES
50 Strong Road, Monticello, NY - S/B/L: 1-1-12

The applicant was unable to make the meeting due to the inclement weather.

A motion to adjourn the meeting at 7:48 p.m. was made by Matthew Sush and seconded by Michael Croissant .
5 in favor, 0 opposed.

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board