

APPROVED

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, February 11, 2015**

IN ATTENDANCE: Chairperson Patrice Chester
Matthew Sush
Bobby Mapes (alternate)
Paula Elaine Kay, Attorney
Logan Morey, Building Dept.
Richard McGoey, Consulting Engineer

Lou Kiefer
Melinda Meddaugh
James Barnicle (alternate)
Kathleen Brawley, Secretary

ABSENT: Michael Croissant

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

A motion to accept the January 28, 2015 meeting minutes was made by Melinda Meddaugh and seconded by Lou Kiefer
5 in favor, 0 opposed

KAUFMAN'S BUNGALOWS - UNITS 30/31

Kaufman Road - S/B/L:12-1-5.6 and 5.7

Joel Kohn

Mr. Kohn provided the Board with new maps which reflect the variances granted for Unit 30. Unit 31 was denied by the Zoning Board last night because the Board thought they were going too close to the road. Town Attorney Paula Kay added that the Board also felt there were other alternatives and Mr. Kohn agreed.

Mr. Kohn advised that he is looking for approval for Unit 30. Unit 31 as shown on plans is not what was provided to the ZBA. The applicants have revised the location of Unit 31 to change the separation distance between Unit 31 and other units. Mr. Kohn said the applicants want to try to get this revised configuration approved, but both Town Attorney Paula Kay and Town Engineer McGoey feel that it is not going to be acceptable with the ZBA.

Town Engineer McGoey asked if the Board was going to be provided with a separate site plan for Unit 30 and Mr. Kohn stated that the applicants really want to get approval for the entire site plan. They are looking for approval for Unit 30 but will not move forward until we get both Units approved. Attorney Paula Kay asked what would happen if Unit 31 is denied again and Mr. Kohn said the applicants will then have to find other alternatives.

After discussion, it was determined that Mr. Kohn will take Unit 31 off of the site plan and

submit it for approval. Water and sewer connections are shown and are existing. Town Engineer McGoey asked if the water and sewer connections are in the back of buildings and Mr. Kohn said, no, only gas lines are in the back of the buildings. Town Engineer McGoey will re-verify and check his file notes.

After discussion, the Board agreed to proceed with Unit 30 alone and deny approval for Unit 31.

A motion to deny the application for Unit 31 was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

A motion for negative declaration motion under SEQRA for Unit 30 was made by Melinda Ketcham and seconded by Lou Kiefer.

5 in favor; 0 opposed

A motion to approve the application of Unit 30 subject to the removal of Unit 31 from the plan and the Town Engineer verifying the location of the utility lines was made by Melinda Ketcham and seconded by Lou Kiefer.

5 in favor; 0 opposed

VERIA LIFESTYLE WELLNESS CENTER AT BAILEYS LAKE

Anawana Lake Road and Fraser Road - S/B/L: 9-1-1.1, 9-1-1.2 and 9-1-7

Glenn Smith P.E., Gary Silver, Esq., Larry Boudreau, Chazen Engineers
and Michael McCormick Architect

Mr. Smith advised that they are before the Board tonight to bring them up to date. The applicant changed the layout of the hotel, although it is still on westerly shore of Baileys Lake. They will be pumping waste water at the treatment plant on the Kutsher's premises, which has enough capacity. There is a well on the premises which was drilled 10-12 years ago for the casino and the applicant will drill another well. Mr. Smith passed out an aerial photo. At the next meeting we would like the Board to declare itself as Lead Agency. We cannot do anything tonight, although our intent has been mailed.

Mr. Smith advised that there are required permits with different agencies which they are working on. The DEC will require a well drilling permit which is not a big deal. We are not touching any wetlands. Town Engineer McGoey asked about the Delaware River Basin Commission? Mr. Smith advised that DRBC contacted the applicant after they received our Notice letter. Their response was that an application was required for the new name change. After reviewing their letter, it was clear that they thought we were constructing a new sewage treatment plant, which Mr. Smith corrected. DRBC meets twice a year and it is a lengthy process. Attorney Paula Kay asked if the DRBC requires anything of this Board to be on their

docket and Mr. Smith advised that there is nothing he was aware of. They basically go along with the DEC on the SPEDES permit when a sewer plant is proposed.

Mr. Boudreau advised that they were able to further develop the site. The hotel will be is 2,700 feet from Anawana Lake Road with a gatehouse up front. The ideas is to hold tight to the existing contours of the site and preserve as much native vegetation as possible. The hotel is a different shape than what was previously proposed, but is about the same square footage (6,000 square feet). We separated the staff housing, which has separate parking. The red buildings shown on the plan are garages. The idea is that hotel guests' vehicles will be valeted and parked upon check-in. We will be opening the view and removing dead wood to accentuate the view. There will also be an overflow lot. Again, there is not much difference between this plan and the plan previously submitted to the Board.

Mr. Smith asked Mr. Boudreau to explain the lawn area by the lake. Mr. Boudreau advised that they are going to keep the nice specimen trees and have a place for people to enjoy the lake. Attorney Paula Kay asked if there would be any other outdoor amenities offered and Mr. Boudreau advised that trails will be developed to help people enjoy the premises. Bobby Mapes asked about the docks shown on aerial photo of the lake and whether the hotel would offer rowboats or paddle boats? Mr. Boudreau advised that they have discussed that, but it is not shown on their site plan. Mr. Smith advised that the DEC has an issue with the docks. Melinda Meddaugh asked if all of the trailers and docks shown on the aerial photo were removed and Mr. Smith and Mr. Boudreau both confirmed that they were. Attorney Paula Kay asked if there will be an outdoor pool, etc.? Mr. Boudreau advised that there will be an indoor pool, but nothing outside. There is a lot that the property can offer and we will take advantage of that.

Attorney Paula Kay asked if the number of rooms changed and Mr. Boudreau advised it has not. Jim Barnicle asked about the time frame for building and Mr. Boudreau advised they would like to start as quickly as possible. Mr. Barnicle asked if it would be built before the casino was built and Mr. Boudreau said yes, they are shooting for June 2016.

The Board had no further questions.

WILLIAM AND ROSA VALENTIN

Little North Shore Rd. - S/B/L: 36-10-4 and 5

Anthony Trochiano, P.E., Pietrzak & Pfau and William Valentin

Mr. Trochiano advised that the applicants want to replace existing house with a larger home. They have updated the septic system. They want to consolidate the two lots into one to accommodate the larger home. Also, the existing house shares a well with an adjoiner. The applicants want to drill a new well to serve their house only. As is common in lake

communities, this lot is non-conforming. There is some relief in the code, but we still need area variances. We are also here to receive a denial and referral to the Zoning Board.

Attorney Paula Kay corrected Mr. Trochiano and advised that the applicant this Board is reviewing tonight for is the lot improvement. Once the plans are submitted to the Building Department, you will receive a denial letter from them and then you can proceed to the ZBA.

Attorney Paula Kay also noted that there was some question from the Wanaksink Homeowner's Association. She believed they may have been confused at the point you were in the process, but they have not met to discuss this application. This Board does not want to step on the toes of the Homeowner's Association. Mr. Trochiano advised that they understood that, but that they made the decision to come to this Board first, as they were not sure if they were supposed to go to the HOA first. Mr. Valentin advised that he gave the HOA his building plans to review. John Konefal, a member of the Wanaksink Homeowner's Association was present at the meeting. Attorney Paula Kay asked Mr. Konefal if the Board had an objection to Mr. and Mrs. Valentin moving forward with their proposed lot improvement and Mr. Konefal stated they did not have an objection.

The Board determined to move forward with lot combination

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

5 in favor; 0 opposed

A motion to approve the lot improvement was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

ALEXANDER LORIS

Southwoods Drive - S/B/L: 50-1-8.3 and 8.4

Laura Stogdill, Esq.

Ms. Stogdill provided the Board with an owner's proxy and advised that Mr. Loris owns both of the lots in question. The lot line as it exists cuts through the pond. Mr. Loris wants to change the lot line to keep the pond on one lot and the parking area on the other lot.

The Board had no questions.

A motion for negative declaration motion under SEQRA was made by Melinda Ketcham and seconded by Lou Kiefer.

5 in favor; 0 opposed

A motion to approve the lot improvement was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

EPR CONCORD II, L.P. and SHEVAS ACHIM BUNGALOWS

Joyland Road - S/B/L: 23.-1-65.2, 23.-1-65.3, 31.-1-19.2,

31.-1-17.1, 23.-1-65.1 and 23.-1-51.2

Steven Vegliante, Esq.

Mr. Vegliante advised that they have made most of the changes to the site plan that the Town Engineer asked for. The density calculation and list of variances granted will be noted on the site plan. They are asking for approval tonight, subject to Town Engineer's comments and review of the plan.

A motion for negative declaration motion under SEQRA for the application of EPR Concord II, L.P., was made by Matthew Sush and seconded by Melinda Meddaugh.

5 in favor; 0 opposed

A motion to approve the lot improvement of EPR Concord II, L.P., was made by Lou Kiefer and seconded by Matthew Sush.

5 in favor; 0 opposed

A motion for negative declaration motion under SEQRA for the application of Shevas Achim Bungalows was made by Lou Kiefer and seconded by Melinda Meddaugh.

5 in favor; 0 opposed

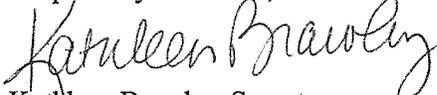
A motion to approve the lot improvement of Shevas Achim Bungalows, was made by Melinda Meddaugh and seconded by Lou Kiefer.

5 in favor; 0 opposed

A motion to adjourn the meeting at 7:29 p.m. was made by Melinda Meddaugh and seconded by Matthew Sush

5 in favor, 0 opposed.

Respectfully submitted,



Kathleen Brawley, Secretary

Town of Thompson Planning Board