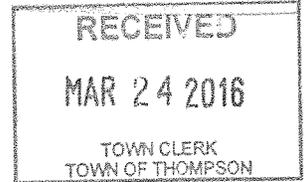


APPROVED



**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, MARCH 9, 2016**

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

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

A motion to accept the February 24, 2016 meeting minutes was made by Matthew Sush and seconded by Michael Croissant.

4 in favor; 0 opposed

**YESHIVA OHR HACHAIM (Birchwood Learning Center)
Sackett Lake Road, Monticello, NY, S/B/L: 56.-1-32.32
Jay Zeiger, Esq. and Glenn Smith, P.E.**

Mr. Smith advised that essentially, when Birchwood bought the property from Roosevelt, there was an issue with a gore on the lot due to conflicting surveys. A title search discovered the error. The County did make this a separate lot, which was purchased by a third party. Birchwood has since purchased this the gore back from the third party. The applicant is looking for approval of a lot consolidation. There are improvements on the gore and that is why the applicant is desirous of resolving this issue.

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 lot consolidation was made by Lou Kiefer and seconded by Melinda Meddaugh.

5 in favor; 0 opposed.

**NOB HILL COUNTRY CLUB
4599 Route 42, Monticello, NY - S/B/L: 9.-1-51
D. Randel Wasson, P.E., Jay Zeiger, Esq. and Abe Berkovic**

Mr. Zeiger advised that the applicant appeared before the ZBA last night and all of the variances as requested were approved with conditions, which were read to the Board. Also, Mr. Zeiger advised that Unit 60-62 was proposed to be over 6,000 square feet and at the recommendation of

the ZBA the applicant made it smaller, to 3,300 square feet.

Mr. Zeiger further advised that the applicant wants to proceed with the subdivision as soon as possible as they are anxious to move forward with the modification of the existing buildings. They don't expect to finalize the entire site plan for some time.

Mr. Wasson advised that the map provided shows the existing conditions. The new proposed units as well as the modified units are shown. Lot 1 received all of the variances last night. They have not moved forward with Lot 2 plans. Mr. Wasson noted that there will be a total of 30 row house units on Lot 2. Lot 1 is going to stay as is, except that they are putting an addition on Units 60-62 and the units will be combined to make less units on the lot. Essentially, they will be reducing the number of units by 7. Chairperson Chester asked about parking and Mr. Wasson showed her where on the site plan. The applicants intend to use the same entrance. They will be hooking up to the same septic. There will be easements for ingress and egress. Mr. Zeiger advised that he will provide Attorney Paula Kay with a proposed covenant/declaration agreement for the multiple owners of the units on the premises. It will be for the parking lot, roadway and infrastructure. It will be recorded simultaneously with the recording of the subdivision map. This way, all owners will be subject to the declaration. Town Engineer McGoey asked for a parking calculation. He does not feel there is adequate parking. Attorney Paula Kay advised that when the Board gets to reviewing the site plan, §250-21(d)(2) provides that the Planning Board has the right to review the entire colony. She recommends that the Board review the entire existing site plan including landscaping, health, safety and general welfare; essentially all potential issues. Bobby Mapes questioned why there will not be two separate entrances for the two lots as recommended by the Board and whether the proposed easement was in lieu of those separate entrances. Mr. Wasson advised that they can show a driveway on the second lot, but it may not work because of the proximity of the HarNof driveway. Town Engineer McGoey suggested the applicant speak with the NYS DOT about having separate driveways. Mr. Wasson advised that this is not a detailed site plan. They do understand that they have to provide more information.

Attorney Paula Kay advised that at the very least, we need to know access is secured before we schedule a public hearing. The Board is going to want to see that addressed before they approve any subdivision or public hearing.

Mr. Zeiger advised that his client wants to hear any comments the Board has. The Board advised that they are big on landscaping. After discussion, Town Engineer McGoey advised that a site visit may be necessary as he is concerned as to the integrity of the structures on the site being converted. Mr. Zeiger advised that the owners on the separate lots will share amenities on the respective lots.

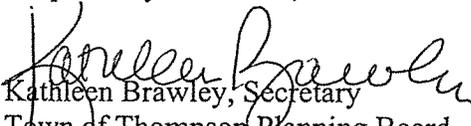
The Secretary read a portion of the Sullivan County Planning Department's review under GML §239 which was issued in connection with the applicant's ZBA application: "The site plan provided shows a two-lot subdivision. The proposed subdivision will reduce the lot size of a nonconforming use and therefore will intensify nonconformity and land use impacts of the use. Additionally, the proposed subdivision will create two oddly shaped lots and require shared access and facilities. If the project advances to subdivision and site plan review, we would want

to see a formal agreement for the shared access and facilities, and address how a change in ownership for one or both parcels would affect the agreement.”

A motion to adjourn the meeting at 7:24 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