



should have been shut down already. Michael Croissant advised that when the applicants appeared a month and a half ago, they told the Board they would take care of the lighting issue then. Mr. Halberstam advised that they did meet with an electrician and the fixtures have all been ordered. Michael Croissant advised that lights should not even be on that side of the building as a courtesy to the neighbors. Town Engineer McGoey asked if all of the lights are going to be taken care of and Mr. Halberstam advised they would.

Michael Croissant asked if we had a copy of the landscaping on the approved plan. Michael Croissant advised that there is absolutely no landscaping on the inside of the site. Mr. Marshall showed the Board where landscaping was planned on being installed and gave specific plants, etc. Michael Croissant advised that there is one bush in front of one building and no other landscaping was done. Mr. Kohn advised the Board that several areas have been landscaped and showed the Board on the site plan.

Chairman Kiefer asked why the applicant needs such a large building as 9,600 square feet is very large. If you have 100 campers, plus staff, it is still a lot of area for dining. Mr. Kohn advised that the second floor will include a large kitchen and an area for the children to eat.

Chairman Kiefer asked if the former gym was being used for classrooms and Mr. Kohn advised it is used for shul. There are two classrooms which are sometimes used, but the new building will be primarily used for classrooms and lectures. Chairman Kiefer advised that he is concerned that permitting a large building like this will lead to an expansion of the camp in the future. Mr. Kohn advised that the existing buildings are insufficient for their needs and the large building will accommodate their needs much better.

Bobby Mapes asked why the building area was already dug out, which the applicant's representatives did not answer. Mr. Mapes advised that this building will be larger than the gym and the building in front of it, especially with two stories and a basement. Mr. Kohn corrected Mr. Mapes and advised that the basement is considered a story and the second story is the first floor. It will be like a bi-level building. Mr. Marshall advised that the finished floor of the dining hall and kitchen will be about 6 feet above grade, the ceilings will be 10 feet, with the roof it will be a total of 25-27 feet. Mr. Marshall advised the roof is a modest 12 pitch roof.

#### PUBLIC COMMENT:

Elizabeth Kobus, neighbor: Mrs. Kobus advised that with respect to the new building, the applicants are still keeping the current kitchen to use as recreation. She believes that for the environment and the site, she has an objection to two floors. She believes they should revamp the existing kitchen and a two story building is too large. We can see them from the road, they were existing and she is concerned that the buildings are taking over the site. Mrs. Kobus was grateful the lighting issues were brought up. The lights were lowered last week but there is still a glow. She would like to know what kind of lights are going to be installed. She understands that the buildings are alarmed as the alarms go off a lot. She notes that when the camp is closed there is no need for lighting on the site. Mrs. Kobus wants to know what lighting will be used when the camp reopens next summer. Mrs. Kobus noted that the applicant has three signs on the site; she believes they are larger than code permits. She understands that the campers need to know where

the site is, they just don't need to be so large. Mrs. Kobus is concerned about the trees on the site. She feels that they are planted too sparingly and will never cover the camp as intended. Mrs. Kobus also noted that noise is a concern. She does not see the students. However, family and guests of the camp are crying, playing and fighting all night, sometimes beyond 10:00 p.m. This has affected her quality of life and they cannot even sit outside and enjoy the peace. Mrs. Kobus also noted that buses come twice a day every day except for Saturday, in opposite the what the applicant said in the beginning. Other vehicles are also driving to the site at all hours of the night and it is constant. The vehicles are speeding as well, which is a danger to bicyclists, runners and walkers on the road. She feels that with the expanded community, the visitors to the site should respect the roads and go slower. She feels that the only adjustments being done are by the neighbors and not by the applicant. She does not want a community being at a summer camp. She has no problem with the camp, but when it affects her life, it is becoming unbearable.

Frank Kobus, neighbor: Mr. Kobus noted that they were told that buses would come once in the beginning of the summer and once at the end. Mr. Kobus advised that buses come twice a day and that they go so fast the children are bouncing in the back of the bus. Mr. Kobus noted that people visiting the site usually stop in the driveway of the site and leave their bright lights on which shine into his home. Garbage is all over the street. He has not had peace all summer. The applicant is not being a good neighbor and not helping the community. The building as proposed is too large and is just the beginning of the acquisition of Hilltop Road. He feels this is wrong and that this should not happen and it should not have happened from the beginning. He feels that the classroom will just ultimately become another dormitory. Mr. Kobus feels that the existing kitchen should be renovated.

Richard Wall, neighbor: Mr. Wall wants to remind the Board that he owns 400 acres of the lands adjacent to the camp which has been subdivided for the ultimate building of homes. He thanked the Board for their efforts but the camp was for 100 children and staff but that is not what is happening here. Campers, staff and their families are all on the site and it is more like 700 people. He understands that it was a camp for 100 children. But it is not a camp for 100 children, plus staff and their families. He feels that if the Board allows them to increase the facility, you are destroying a residential area which will make his property worthless. He does not mind working with the camp, he went to camp as a kid. He feels that he cannot consent to a camp getting larger than a 100 student camp. He does not believe they are looking for a larger kitchen to accommodate 100 children, but for many more people. This is not a camp where people come in at the beginning and leave at the end of the summer. There are buses coming in twice a day six days a week. The applicant is building a facility much larger than what was originally before this Planning Board. The residents want to keep this as a residential community and if this expansion is permitted, it will change the whole community. He feels that the facility is not being built for 100 people because if it was it could be smaller and they could eat in shifts. He asked that the Board listen to the neighbors and not put a rubber stamp on this application and protect this community. Mr. Wall asked about a mikvah on the site and the fact that it is a boys' camp and Mr. Zeiger advised that a mikvah is for men and women. Mr. Wall feels the Board has a legal responsibility to protect the community and they should not permit this application. The Board has permitted a weekly camp to start which is not what was initially presented to the Board.

Duane Roberts, neighbor: Mr. Roberts agreed with the comments made by the neighbors. He notes

that people are coming in to the site at 11:00 p.m. Alarms go off all the time at the site. He wants to know what to do when alarms go off and people are coming in and out of the site after the camp is closed. He wants to take care of the neighborhood. His driveway is a blind and dangerous driveway and the attendees of the camp are going too fast and the road is too dangerous for speeding. Mr. Roberts has told Mr. Halberstam about this and while he has addressed this, it is still going on.

Henry Friedman, neighbor: Mr. Friedman wants to know if the new building will put a strain or stress on the compactors, sewer system, etc., whether there will be any detriment to the environment. He also wants to know what the time frame of the construction will be. He lived with the construction all last summer and it was difficult. In the winter he can leave his windows shut and have some peace. Mr. Friedman also noted that people are driving too fast on the road. He knows it is human nature to speed and he is not sure there is anything that can be done to remedy the situation and he is asking for any solutions.

A motion to close the public hearing was made by Matthew Sush and seconded by Melinda Meddaugh.

4 in favor; 0 opposed

Chairman Kiefer appointed Bobby Mapes as a voting member in Jim Barnicle's absence.

A motion to approve the October 19, 2016 minutes was made by Matthew Sush and seconded by Michael Croissant

4 in favor; 0 opposed

**CHERRY VALLEY BUILDERS, INC.**

Old Sackett Road, Rock Hill, NY - S/B/L: 52.-1-17.9

Michael Davidoff, Esq.

Mr. Davidoff advised that he is here for an extension of the approvals to this site. The Town Attorney asked for proof of what his client was doing to market the site. His clients have reduced the price many times and they are advertising all over the area including the metropolitan area. His clients are hopeful that with the casino they will be successful. His clients are grateful for the Board's consideration. Chairman Kiefer advised the process has been going on for too long and Mr. Davidoff advised there is no down side to approving this. His clients are paying their taxes and there are no buildings which are degrading, etc. Michael Croissant noted that while his client advised there are no takers and that is why they haven't sold, but the real estate listing says his clients are too busy to work on the site. Mr. Davidoff noted that they have to sell it and saying there are no buyers will not sell the subdivision.

Town Engineer McGoey wants to know what the status of the approvals from the Department of Health and Dept. of Transportation and Mr. Davidoff advised he will get them to the Board. Attorney Paula Kay advised that the Board wants to see the applicant in two weeks with the information. Mr. Davidoff felt that 90 days was not a long time and would appreciate the Board's consideration. Attorney Paula Kay noted that since the Board has the applicant's request before the expiration of the last approval, there will be no prejudice to the applicant if the Board does not

give the extension tonight and the applicant comes in next month with the requested information. Mr. Davidoff advised that he will provide the information to the Town Engineer with the requested information in advance of the 90-day extension. Michael Croissant asked what happened with another applicant with a subdivision to re-apply, etc. Attorney Paula Kay advised that State law permits these 90 day extensions and nothing has expired, so they are not required to re-apply, etc. Attorney Paula Kay advised that there is a drain on the Town's resources every time an application like this comes in. Even though legally the applicant has the right to come in and grant the extension the Board may deny the same. Matthew Sush wants to see more of the marketing materials and also wants to see that all of the regulations are still up to code. Melinda Meddaugh wants to know if the code has changed at all that may affect the site and Town Engineer McGoey and Attorney Paula Kay advised they had not. Town Engineer McGoey advised that the applicant will need a storm water management plan.

A motion to approve the 90 day extension, conditioned upon the applicant providing the requested information to the Town Attorney and the Town Engineer prior to the next expiration date, was made by Bobby Mapes and seconded by Melinda Meddaugh  
5 in favor; 0 opposed

**LAKEVIEW ESTATES OF MONTICELLO LLC**

Anawana Lake Rd, Monticello, NY - S/B/L: 8.-1-31.1

Joel Kohn

Mr. Kohn advised that the applicant appeared before this Board and the Conservation Advisory Council. The applicant has added thirty additional feet between the roads and the units at the suggestion of the Board and Town Engineer. Town Engineer McGoey advised that his comments include providing the Town with a long form EAF. Mr. Kohn advised that grease, etc., will be dealt with and Town Engineer McGoey asked them to meet with the sewer superintendent. Attorney Paula Kay advised Mr. Kohn that the Town Board is working on expanding the park and recreation fees to not just subdivisions but site plans as well and she wanted him and the applicant to be aware of the same. The Planning Board approved the substance of the local law and it will impact projects which do not have preliminary approval. Mr. Kohn asked for details and Attorney Paula Kay advised that she will email the proposed law to Mr. Kohn. Melinda Meddaugh asked for a listing of areas of trees that will be kept on the site. Bobby Mapes asked if there will be gates and fencing and Mr. Kohn advised it would and Bobby Mapes noted they were not shown on the site plan. Bobby Mapes notes that there is only one well shown on the site, but Town Engineer McGoey advised two wells will be required. Melinda Meddaugh noted that the Board is happy with the buffer now. Matthew Sush asked about what the buffer will be used for and Mr. Kohn advised it will not be used for anything.

**NEAL LUBIC AND ISNIJA GASHI (SOLAIA RESTAURANT)**

3317 NYS Route 42, Monticello, NY; S/B/L: 59.-1-45

David Ryan, KAS Engineering

Mr. Ryan brought stamped plans for the Board's review. Mr. Ryan acknowledged receipt of the Town Engineer's correspondence concerning his technical comments. Mr. Ryan noted the plans were stamped and signed. He also noted on the plan that the existing addition was built prior to

Planning Board approval. Mr. Ryan advised that it was previously a deck. Attorney Paula Kay advised that the note is insufficient and should state that "This room was constructed without a building permit or approval of the Town of Thompson Planning Board". Matthew Sush asked if the proposed plan should note that it is "proposed" and Town Attorney Paula Kay advised no, as it is existing right now. Mr. Ryan advised that the Health Department required the applicant to install a large grease trap and it is on the plans in the Building Department. Town Engineer McGoey advised that this is acceptable. Town Engineer McGoey advised that the way the dumpsters are shown on the plan is sideways and not realistic. The enclosure also has to be large enough for two dumpsters side by side. Town Engineer McGoey advised that the applicant should have their garbage hauler design an enclosure. Mr. Ryan believes that the applicants are handling the hauling of garbage on their own.

Town Engineer McGoey asked for catalog cuts for the lighting fixtures. Mr. Ryan advised he will provide the same but that the lighting is all as was previously existing. Town Engineer McGoey asked if the lights were down facing and Mr. Ryan advised the lights by the building do face down, but the pole mounted by the road are high-pressure sodium lights which are pre-existing.

Mr. Ryan advised that a portion of the parking lot (handicap area to the ramp) is paved but that the entire lot will be paved. Matthew Sush noted that currently a majority of the parking lot is not paved which Mr. Ryan confirmed.

Mr. Ryan advised that the landscaping plan has been provided.

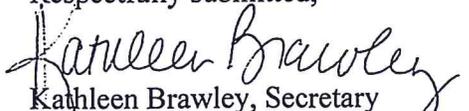
Town Engineer McGoey advised that a No Parking sign needs to be installed in the aisle space by the handicap parking space.

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

A motion to approve the site plan, conditioned upon a note being added to the plan concerning the addition, details of a modified dumpster enclosure to match hauler specifications and installation of a No Parking Sign in the aisle space by the handicap parking space, all subject to Town Engineer's review and approval, was made by Melinda Meddaugh and seconded by Michael Croissant  
5 in favor; 0 opposed

A motion to close the meeting at 8:08 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