

DRAFT

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, JULY 11, 2012**

IN ATTENDANCE: Chairman James Lyttle
Anna Milucky
Bernard Cohen
Matthew Sush & Rob Zangla, Alternates
Dick McGoey, Consulting Engineer
Building Inspector, T.J. Brawley
Vince LaCasio, Liaison
Patrice Chester
Lou Kiefer

Chairman Lyttle called the meeting to order at 7:30 PM and opened the public hearing for Homeland Towers.

Lou Kiefer recused from the following project; Matt Sush replaced him.

18 surrounding property owners were notified by certified mail

HOMELAND TOWERS – Chairman Lyttle read the legal notice.

Minutes for the public hearing were taken by a stenographer; they will be made a part of the record when received.

Chairman Lyttle opened the public hearing for Mullally Tractor

5 surrounding property owners were notified by certified mail

MULLALLY TRACTOR – Tim Mullally

Chairman Lyttle read the legal notice. Proof of mailing was submitted by the applicant.

Mr. Mullally stated that he was renting the building at 146 Jefferson Street, formerly the Chic Press building, which is right next to Schmidt's Wholesale Building. He is selling retail equipment, which would be considered a change in use. He is also displaying equipment outdoors.

Chairman Lyttle asked the board if they had any questions or comments. They did not.

Chairman Lyttle asked for public comment.

Glenn Smith: I needed a part for my tractor and he had it in stock. It is a good business; saved me a trip to Jeffersonville.

There was no further public comment.

A motion to close the public hearing at 8:10 was made by Patrice Chester seconded by Anna Milucky.

5 in favor

0 opposed

Mr. Mullally told the board that the only change he wanted to make was to eliminate all the proposed blacktop.

Dick said that blacktop was not a requirement but it must be a dust-free surface. The handicap space and access should be blacktopped.

Dick suggested getting the plans changed and getting them in for review.

Mr. Mullally should come back to the next meeting for final approval.

A motion to approve the minutes from the previous meeting was made by Lou Kiefer seconded by Anna Milucky.

5 in favor

0 opposed

Anna Milucky recused from the following project.

Matt Sush took her seat on the board.

LAYNE / CHARNO – Bill Norton

The applicant is proposing a subdivision / lot improvement. Ms. Layne is buying a portion of the Charno to allow her access to the lake. The triangular portion of land left after the subdivision will be added to Mr. Charno's lot. A note on the plan indicates that the lot being created is not for building purposes.

A negative declaration motion was made by Patrice Chester seconded by Lou Kiefer.

5 in favor

0 opposed

A motion for minor subdivision was made by Lou Kiefer seconded by Patrice Chester.

5 in favor

0 opposed

A motion for lot improvement was made by Patrice Chester seconded by Anna Milucky.

5 in favor

0 opposed

REPUBLIC LAKE JOSEPH – Glenn Smith

The applicant is proposing a 13-lot subdivision at the top portion of Lake Joseph. The owner acquired the land from Philip Barry. There are presently 6 parcels that will be consolidated and then be subdivided into 13 residential parcels. About 20 acres are wetlands; those have been delineated by the DEC. The road will have a cul-de-sac. The houses will each have their own wells and septic systems.

This project would qualify as an unlisted action. Department of Health approval is not required since all the proposed lots are over 5 acres.

Emergency access to the property was discussed.

Glenn said the roadway would be 20' with 10' shoulders.

An interim cul-de-sac was discussed as additional mitigation for emergency access. The roadway would be private; a portion would be within the 100' wetland buffer, which requires a DEC permit.

The board has concerns about access for a fire truck and availability of water. Glenn will look into the possibility of a fire pond with a dry hydrant. Glenn said the property was too steep to get a fire truck to the water.

Dick said the driveways should be reviewed; confirm the slopes are not over 12% grade.

A motion to adjourn at 8:40 was made by Patrice Chester.

Respectfully submitted,



Nora Hughson

Nora Hughson
Planning Board Secretary