

**APPROVED**

**TOWN OF THOMPSON  
PLANNING BOARD  
WEDNESDAY, APRIL 23, 2014**

**IN ATTENDANCE:** Chairperson Patrice Chester, Lou Kiefer  
Michael Croissant Matthew Sush  
James Barnicle (alternate) Paula Elaine Kay, Attorney  
Logan Ottino, Building Dept. Kathleen Brawley, Secretary  
Richard McGoey, Consulting Engineer

**ABSENT:** Bobby Mapes (alternate)

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

A motion to table the April 23, 2014 meeting minutes pending further review of the Board was made by Lou Kiefer and seconded by Matthew Sush  
5 in favor, 0 opposed

A motion to take Cherry Valley Builders, Inc., out of the order of the agenda was made by Matthew Sush and seconded by Lou Kiefer  
5 in favor, 0 opposed

**CHERRY VALLEY BUILDERS, INC.**

Michael Davidoff, Esq. and Bradley Cleverley, P.E.

Mr. David off advised the Board that the applicant is looking for an extension to the final Planning Board approval the applicant previously received. As the Board is aware, the present economic situation is not stable and the applicant is looking for approval to shore up economic aspects of the project. Mr. Davidoff thanked the Board for its consideration.

Town Engineer McGoey asked where the applicant was with regulatory applications? Mr. Cleverley advised that all applications are submitted. Mr. McGoey asked that the Board be provided with copies of both the NYS DEC and Department of Health applications for its records.

The Board had no comment.

A motion to extend the final approval of this application for ninety days starting on April 22, 2014 was made by Matthew Sush and seconded by Lou Kiefer  
5 in favor, 0 opposed

**THOMPSON STATION, INC. - 4058 Route 42 N. - S/B/L: 13-3-40.1**

Donald G. Nichol, Esq. of Jacobowitz and Gubits  
Steve Alex, Chazen Companies

Mr. Alex reminded the Board that at the Public Hearing last week, there were no comments from the public. We are here tonight to address final issues. We further acknowledge receipt of the Town Engineer's comments.

Chairperson Chester asked about the status of the easements. Town Engineer McGoey asked Attorney Paula Kay to confirm that she is comfortable with the Town being named owner of easements and Ms. Kay said she is comfortable with that.

Town Engineer McGoey wants to confirm the location and extent (Comment 5) because construction is starting on Golden Ridge. Mr. Alex showed the location of the easement along the property line to Town Engineer McGoey.

Town Engineer McGoey questioned Mr. Alex about Note 5 on the plan. Mr. Alex advised that they will strike the last sentence from Note 5 on the plan, as it is not needed any more. Town Engineer McGoey asked Mr. Alex to confirm that Golden Triangle does not need approval from the owner of lot 2 and Mr. Alex confirmed the same. Attorney Paula Kay asked questioned how the Town would know that and Mr. Alex advised that all documents were submitted to Ms. Kay.

Town Engineer McGoey advised that with respect to Easement 4 which provides rights to construct improvements along Lot 1, Mr. McGoey wants to make sure that either lot has the right to make the improvements. Mr. Alex will correct the notes to reflect that Lot 1 or 2 can make improvements.

Town Engineer McGoey had no further comments.

Chairperson Chester asked for a motion for negative declaration motion under SEQRA and a motion was made by Lou Kiefer and seconded by Matthew Sush.  
5 in favor, 0 opposed.

A motion for Site Plan approval subject to Attorney Paula Kay's final review of the easements and revised notes on the Plan was made by Lou Kiefer and seconded by Matthew Sush.  
5 in favor, 0 opposed.

**CONGREGATION KHAL ADATH KRASNA, INC. - 203 Anawana Lake Road S/B/L: 8-1-41**

Tim Gottlieb, P.E. and Steven Mogel, Esq.

Mr. Gottlieb advised that they have received the Town Engineer comments and we discussed landscaping at the last meeting. After speaking with the Town Engineer, the applicant is going to

plant a series of pine and dogwood trees. We further added the notes requested by the Town Engineer. Town Engineer McGoey notes that the time frame to remove the storage trailer is a big issue as well as issuing a bond to make the required improvements. Lou Kiefer asked if the second box trailer by the pool will be removed and Mr. Gottlieb confirmed it would be. The applicant is going to build a storage shed and put the trailer inside it.

Chairperson Chester asked what the applicant's time frame was to address all of the items noted. Attorney Paula Kay asked when the applicant wants to open? Mr. Gottlieb advised that the trailer by the pool can be emptied and removed soon. The applicant wants to get it done before they open for the season. Attorney Paula Kay asked for clarification as to when the applicant plans on opening. Mr. Mogel advised that he thought all camps opened around the same time, the end of June.

Chairperson Chester thought we could note the time frame as "prior to opening for season or occupancy". Town Engineer McGoey suggested before Memorial Day weekend. Mr. Gottlieb suggested on or before June 1. After discussion, the Board agreed to June 1 for the applicant to make the improvements.

Town Engineer McGoey asked Mr. Gottlieb about his Comment 2 and Mr. Gottlieb advised that the applicant took care of it. The existing stairs will be removed. Mr. McGoey asked Mr. Gottlieb to confirm that there will be no entrance on that side of the building once the stairs are removed and Mr. Gottlieb showed the Town Engineer different entrances to the building on the plan.

Town Engineer McGoey noted that he wanted it noted that the water and sewer lines at the rear of the kitchen/dining hall will be buried before June 1, 2014 and Mr. Gottlieb agreed.

Town Engineer McGoey asked Mr. Gottlieb to confirm that there will be no stairway off the proposed deck (Item 4) and Mr. Gottlieb confirmed the same. Mr. Gottlieb showed Town Engineer McGoey the new stairway which is labeled on the Plan. Mr. McGoey was concerned about height of deck and that it is high. Mr. McGoey reminded Mr. Gottlieb that the deck has to be handicap accessible and Mr. Gottlieb confirmed that it can be.

Chairperson Chester asked about fencing on the site. Mr. Gottlieb advised that some of the fencing at the main entrance will be replaced; he also saw the section of the fence along front that was broken from a tree falling on it. The fence will be prepared prior to June 1, 2014.

Chairperson Chester asked about the gravel parking lot and Mr. Gottlieb advised that the applicant will take care if it.

Town Engineer McGoey asked Mr. Gottlieb about the additions built illegally. Mr. Gottlieb advised that he added a note in plan that refers to buildings in question (Note 1) and he identifies all of the buildings that have illegal additions on the Plan. Mr. McGoey advised that the Board does not want occupancy of these buildings before they are brought to code. They need some kind of notification or tape across them that states that they may not be occupied, unless they are fixed by June 1, 2014.

Attorney Paula Kay advised Mr. Gottlieb that there is new Town legislation that there will be a fine for building without a permit of \$1,000.00 per unit. The fine should be paid directly to the Building Department.

Chairperson Chester advised that with respect to buses dropping off and picking up, the Board wants confirmation that there will be no pickups/drop offs on the road. Mr. Gottlieb advised that there is a note on the plan with an indication where pickups/drop offs will be don on site. Town Engineer McGoey advised that it is better.

Town Engineer McGoey advised that the Board talked about requiring the applicant to post a bond to guarantee the correction of the illegal additions. However, if the Board says there will be no occupancy in the illegal buildings before the violations are corrected, then no Layout Bond is needed. Attorney Paula Kay advised that this is fine as long as the applicant pays their fines. This will be a condition to approval. However, Ms. Kay is glad that the applicant is moving forward to correct their issues.

Chairperson Chester asked for a motion for negative declaration motion under SEQRA and a motion was made by Matthew Sush and seconded by Lou Kiefer.  
5 in favor, 0 opposed.

A motion for Site Plan approval subject to the conditions noted above and payment of the fines imposed was made by Matthew Sush and seconded by Lou Kiefer.  
5 in favor, 0 opposed.

**EPR/ADELAAR - Joyland Road – S/B/L: 23-2-3, et al**

Helen Mauch, Zarin & Steinmetz, Esq.  
Tim Lies, EPR Properties  
Justin Baker and Chris Robbins, AKRF, Inc.  
Michael Gamosh, Re4orm Architecture  
Ryan Schneider, Aquatic Development Group

Ms. Mauch advised the Board that this application is for the development of a golf course and family resort hotel including an indoor/outdoor water park. They are not looking for action tonight. They just want to introduce the Board to Aquatic Development Group, who will be working with EPR and walk us through layout and program details. This project is an important component of Adelaar.

Chris Robbins introduced the Board to what is what happening with regard to project. We have gone through environmentals, which were reviewed under the generic portion of the main EIS and findings were made a year ago. Adelaar (north of Thompsonville Road) is the area being considered for a family resort hotel and the subject of tonight's meeting. They are proposing a water park, hotel/conference center and outdoor facilities, all of which were considered in the generic

environmental impact statement. We will also address what potential impacts may have arisen since initial review.

Town Engineer McGoey asked Mr. Robbins if this project is part of EPR's Phase 1 and Mr. Robbins advised that it was not and that this is a stand alone project.

Justin Baker then presented the Board with the site and concept plan. The project will be located on Thompsonville Road and Joyland Road near the former golf club house. The layout is still being developed. They are taking advantage of an area of the property which would have primary access from Chalet Road, with secondary access off of Thompsonville Road.

Mr. Baker presented some components of the project to the Board including a visual of the main hotel, water park and adjacent outdoor water park (shown in blue on plan). To the north of the site, attached to hotel, there will be additional hotel space stepping down in height and anchored by a conference center. There are some future expansion plans which are shown on plans, which include more hotel rooms and a larger water park area. The site has a large area which would be used for a "learn to ski" area and tubing park. Adjacent to that would be an outdoor adventure park with zip lines and similar activities in that area. It is all very conceptual at this time.

Town Engineer McGoey asked if they were still considering constructing cottages and Mr. Baker advised Mr. McGoey that they were not at this time. However, cottages are being considered as a future phase, located to north and east of the property.

Attorney Paula Kay asked how many rooms they were proposing and Mr. Baker advised 350 proposed for the hotel. Mr. Baker further added that as economy and need dictates, there is the ability to add in time shares and additional hotel rooms later. Ms. Kay inquired how many cottages were proposed and Mr. Baker advised generally, about 60.

Town Engineer McGoey asked if the grey areas shown on the plan are for parking and Mr. Baker confirmed they were and that there is room for overflow as well.

Chairperson Chester asked if the park would permit day usage or will it be only for the use of guests at the hotel? Mr. Baker advised that their intent is for the major amenities to be for the benefit of on-resort guests if it is resort or casino. However, there would be a certain percentage of occupancy for non-guests.

Melinda Meddaugh inquired as to the square footage of the hotel, etc. and Mr. Baker advised around four hundred thousand square feet. With the additional Phase 2, the square footage would increase another three hundred thousand square feet, if it is all built.

Mr. Baker advised the Board that they want all anchors built first and that they will work with the property and use the view to our advantage

Attorney Paula Kay asked if there will be different operators for the indoor water park and outdoor activities? Mr. Baker advised that typically, there will be one operator to run everything. It is all being worked out now. There are no commitments as of this time. However, it works better when there is one person to control.

Mike Gamosh presented the Board with additional views of the hotel including lounge, bar, spa, restaurants and a family entertainment center. The core hotel piece is a proposed five story structure; the main wing and main facade wing are one level and the additional levels step down. The lower level attaches to the conference center which happened due to the elevation of the present site. They wanted to work with landscape and not jam a building into an undesirable area. Level 1, which is the ground floor will consist of hotel rooms and basement utility for the waterpark and main hotel. Level 2 is where the conference center and banquet facility is located. Grey shaded areas shown on the plan are areas for future expansion.

Chairperson Chester asked Mr. Gamosh for clarification on the locations between main floor and conference center. Mr. Gamosh advised that there is a forty foot elevation change between main floor and conference center.

Ryan Schneider advised that the main parking field is set at one elevation and that there is a tiered level of parking which gives more direct access to conference center.

Mr. Gamosh continued with his presentation. The second floor consists of hotel rooms, levels three and four are more hotel rooms. Orange items shown on the plan are housekeeping/mechanical areas. The fifth level is more rooms and a service areas as well.

Chairperson Chester asked if a guest is on the top floor and looking out of the hotel, what do they see? Will it be the roofs of the waterpark? Mr. Gamosh confirmed that they would. Ryan Schneider advised that our indoor water parks are made to be like outdoor water parks with a roof; they slope with the sun to further make this more a "green" project. The roof is clear. We are working with that solar gain. So any rooms overlooking the water park would not be looking out at a poor situation. The rest of the units are really set up to take advantage of the far-off views. That is why we set up that certain area. Of course, there will be secondary views, as with any hotel.

Mr. Schneider continued. The anchors are placed to allow them to build successful businesses, but also really to compliment each other. It is not a flat site and it has been a process to work with. The nature of the design is really consistent with working with the land and we will continue to refine the same.

Town Engineer McGoey asked how many stories will be above and below the lobby? Mr. Gamosh advised that the building is five stories total and that just one section is set down a level. It will be a two story space, with one floor 40 feet down from the main level. Mr. Schneider advised that it is a five story block. The waterpark tower will be the highest point. It is driven by the entertainment value: water slides need the space to work. They want a fifty foot slide with structures to enclose it.

It may in fact all be similar in height, even though they are separated. Further, the outdoor waterpark is not a stand-alone. It is an extension of the indoor water park.

Attorney Paula Kay asked if a projection for jobs to be created with hotel and other amenities was calculated? Mr. Gamosh advised that they have not done that yet. It will be done for the Part 3 EAF; 400-500 jobs was the range, but it will be refined.

Michael Croissant asked if this Phase is being constructed regardless of the outcome of casinos? The applicants stated that they hoped it would.

**BEAVER LAKE ESTATES UNIT P-15 - Southwoods Drive S/B/L: :**

Uri Kanovsky, Beaver Lake Estates

Mr. Kanovsky advised the Board that the project is a 21x36 addition. They are adding two bedrooms, a bathroom and deck.

Town Engineer McGoey inquired about water and sewer. Mr. Kanovsky advised that they would be tying in to present lines. Mr. McGoey advised that he wants to see them on the plan. Mr. Kanovsky advised that the addition is in back and he believes water and sewer are in front of building. Mr. McGoey advised that this is why he wants to see the location of the lines on the site plan. To confirm their location.

Town Engineer McGoey asked what the boxes shown on plan were for? Mr. Kanovsky stated that they were there for Beaver Lake's purposes. They are not a legal distinction to show boundaries between units, however, the Town asked for them to be shown on the plan. Mr. McGoey inquired about separation distances? Mr. Kanovsky advised that the distances are over twenty five feet, which is acceptable.

Chairperson Chester asked for a motion for negative declaration motion under SEQRA and a motion was made by Matthew Sush and seconded by Melinda Meddaugh  
5 in favor, 0 opposed.

A motion for Site Plan approval subject to Town Engineer's final review of the Plan was made by Lou Kiefer and seconded by Matthew Sush.  
5 in favor, 0 opposed.

Town Engineer McGoey asked that all information noted on the Plan for Unit 15 be noted on to the main site plan.

**TRADING COVE - County Highway 161**

**S/B/L: 24-1-26.1, 29.5, 30.2, 30.3, 31.2, 31.3, 39, 40 and 41; 32-2-91.2**

Jacob Billig, Esq.

Amy Green, PE

Mr. Billig advised he had received no requests from anyone asking for Lead Agency. The Secretary noted that there was nothing received of that nature.

Mr. Billig advised that if any Board member has comments, please feel free to provide them to us before any meeting and that you do not have to wait for a meeting to get them to us. We can even respond in writing. Attorney Paula Kay advised that all Board comments should go through her or the Secretary.

A motion to declare the Planning Board lead agency was made by Matthew Sush and seconded by Melinda Meddaugh.

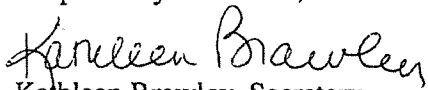
5 in favor, 0 opposed.

Mr. Billig advised the Board that their traffic consultant is talking to the Town's traffic consultant regarding methodology. That is moving along. Mr. Billig further advised that Vince Pietrzak, PE is working with the Town Engineer regarding the site plan.

A motion to adjourn the meeting at 7:48 p.m. was made by Michael Croissant and seconded by Matthew Sush.

5 in favor, 0 opposed.

Respectfully submitted,



Kathleen Brawley, Secretary

Town of Thompson Planning Board