

is with a governor's constitutional amendment rather than a fee-to-trust arrangement (in which the U.S. government holds in trust a parcel of land "for the use and benefit" of a particular tribe).

Correspondence/ Agenda Items:

Golden Ridge Site Selection Public Hearing & Action: The only resident wishing to be heard at the Public Hearing was Dave Colavito of Rock Hill, who asked for clarification as to what constitutes "senior" and "workforce" housing. After the hearing, the board voted unanimously to include Mr. Mandelbaum's 50-acre lot behind McDonald's into the recently enacted Senior/ Workforce Overlay District where he intends to construct 324 units of affordable housing for seniors and others of limited income. (You may recall that the term "workforce" as defined in the new regulations actually refers to *either* people who are employed *or* "citizens of the Town of Thompson"-- see sr/ workforce guidelines under *Public Docs* on the town's website).

Density: Deputy Supervisor Richard Sush announced that the board is still reviewing several options for reducing density of large residential subdivisions. Supervisor Cellini stated that the board did not want to rush into anything. We remain optimistic but it is of concern that there has been no progress in drafting a local law as of yet even though current multiple dwelling formula allows for enormous multifamily subdivisions in the thousands of units at 8-10 units per acre with no required preservation of open space. As you know, our coalition has been advocating for these revisions since 2009.

Monticello Motor Club: Representatives for the motor club are interviewing engineering companies to conduct a sound study in response to noise complaints of residents. The sound study is to be conducted before the motor club can proceed with plans to upgrade or expand its facilities.

Bagley: **July 24** is the tentative Public Hearing date to reclassify an approximately 90 acre site off Kroeger Rd in Bridgeville from CI back to RR-1. In June, 2011 the Town Bd rezoned Mr. Bagley's property from RR-1 to CI **on the condition** that the main building of Cambridge Pavers would be built within one year, which was to have employed 50 full-time workers. Since the facility has not been built, the board intends to have the property revert back to its original classification (RR-1).

Har-Nof and Kiamesha Lanes Zone Change Requests: Both Har-Nof Bungalow Colony and Kiamesha Lanes Bowling Alley are requesting zone changes from SR to HC. In the case of Har-Nof, an SR classification does not allow for expansion of the colony since SR bungalow colonies are a nonconforming use in that zone. Kiamesha Lanes wants to expand to include miniature golf, which is not a permitted use in SR...

Kiamesha Lane's zone change Public Hearing date is scheduled for **July 24**, but no date has been set for Har-Nof until their building is clear of permit violations.

UPDATE JULY 11 PLANNING BD PUBLIC HEARINGS

PROPOSED AT&T HOMELAND CELL TOWER IN MONGAUP VALLEY

On Wednesday night there was spirited opposition to locating a 190 ft tall cell tower on SBL 17-1-13.1 at 637 Rte 17B in Mongaup Valley. Planning Board Member Lou Kiefer, who lives near this site, recused himself on the matter. He and approximately seven more residents and property owners spoke in opposition to situating the tower at this location. Mr. Kiefer asked representatives for the applicant why they didn't finalize a property transaction with his brother last year at a more appropriate site near Marcy South Power Line. Jim and Helen Noeth, who own a house very close to this proposed AT&T Tower, have unsuccessfully been trying to sell their house for the past 4 years and a cell tower so close by would only make it that much more difficult to sell. Vinnie Locasio expressed concerns about increased <http://us.mg6.mail.yahoo.com/neo/launch?.rand=0uv8ra04hm9h8>

7/13/2012