

TOWN OF THOMPSON  
PLANNING BOARD  
Wednesday, May 24, 2017

APPROVED

IN ATTENDANCE: Chairman Lou Kiefer  
Matthew Sush  
Jim Barnicle  
Michael Hoyt, Alternate  
Debbie Mitchell, Secretary  
Richard McGoey, Consulting Engineer

Arthur Knapp, Alternate  
Paula Elaine Kay, Attorney  
Mary Beth Bianconi, Planner



Chairman Kiefer called the meeting to order at 7:05 p.m.

Chairman Kiefer appointed Michael Hoyt to replace Michael Croissant.  
Chairman Kiefer appointed Art to replace Melinda Meddaugh.

A motion to approve the May 10, 2017 minutes was made by Matthew Sush and seconded by Michael Hoyt  
5 in favor, 0 opposed

**ENTERTAINMENT VILLAGE**

Intersection of Thompsonville & Joyland Road S.B.L. - 23.-1-54.6  
Danae Tinsley, EDR  
George Duke, behalf of the applicant  
Jacob Runner, EDR  
Doug Brackett

Mr. Duke – Seeking Board approve for a Negative Declaration of Environmental Significance under the state environmental quality review act, based on the review of the applications materials to date as well as a final site plan approval. It's a 162 room, 6 stories hotel adjacent to the casino and owned by a separate entity.

Jim Barnicle – Please make sure you are conscientious about your neighbors. Mr. Duke- We have and we have address their comments and take everything very seriously.

Richard McGoey – I have two corrections on both the resolutions. On page 5, the second whereas, on May 12 and May 18 it says “all of which have been satisfactorily”. This is wrong, it has not been satisfied. Paula Kay –We need to cross off “all of which have been satisfactorily” because that’s one of the condition they will address. Mr. Duke – To just be clear in the last Whereas, it says “Whereas, by Memorandum to the Planning Board, dated May 18, 2017, MH&E, P.C., stated that they recommend that the Board adopt a Negative Declaration and move to approve the application for a Final Site Plan;” should have, subject to resolution certain Technical comments as set forth in your memo. Just to be clear we are not avoiding your comments they have to be address as part of the conditions.

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

Paula reads the conditional approval.

A motion for final site plan with conditional approval was made by Matthew Sush and seconded by Jim Barnicle  
5 in favor; 0 opposed

### **CONCORD FAIRWAYS**

Concord Road, Monticello, NY S.B.L. - 9.-1-36  
Glenn Smith, P.E.  
Kevin McManus  
Henry Zabatta

Mr. Smith – We went over all of Richard McGoey comments last week.

Kevin – We have submitted to the Water Department for the main water and to the DEC for sewer and we are just about all wrapped up. Our plans for SWPPP has been approved. We also got Army Core signoff and feedback from traffic consultant. Since we have not changed the plan and we have had a public hearing at the ZBA for our Zoning issues, we want to go on record to not to have a public hearing for this project. Paula Kay – It was essentially a new application but everything is fairly the same but it's advisable to get a public hearing. Kevin – Ok, but that's not what I got from our phone call. Chairman Kiefer– The project is very large and we should do a public hearing. Kevin – I understand but this is our sixth time on this project in front of this Board with this revised plan. Paula Kay – I don't disagree but with an application of this size you should have a public hearing. I don't see there being any issues. Mr. Smith – Can we get the Public hearing for June 14? Jim Barnicle – Yes. Kevin – Can we do a public hearing and a meeting for approval on the same night? Paula Kay – If there is no opposition we can do everything in one night. But if there is an opposition and comments then the Board would like to review it. Kevin – We will continue to work with Peter for the resolution for approval on this project. Is there no chance to address the comments made at the public hearing as the board has seen this before? Paula Kay – That is usually not the custom. Kevin – I understand the procedure, but we went from last week of preparing, to losing another whole month of construction. Richard McGoey – If the comments are insignificant and addressed then we can do the approval.

A motion to have a public hearing on June 14, 2017 was made by Matthew Sush and seconded by Arthur Knapp  
5 in favor; 0 opposed

**PROTRUCK FITTERS**

Cimarron Rd, Monticello, NY S.B.L. - 31.-1-62.4/31.-1-93

Glenn Smith, P.E.,

John Makovic, applicant

Mr. Smith – This is a half-acre parcel on Cimarron Road. Mr. Makovic owns a parcel with a 20-foot-wide access up to Cimarron Road. This parcel is zoned to allow for vehicle sales and Mr. Makovic has a license to sell vehicles and would like to operate his business as such. There will be no outside storage.

Jim Barnicle – Your business is an Internet sales business?

John – Our plans are changing as far as the type of cars. We are focusing on shipping small items. There will still be vehicles involved but they are more likely custom shown instead of collector side. This is a different company. The biggest selling item is lighting for vehicles. Chairman Kiefer – Will there be enough room for delivery? Mr. Makovic – They will not be delivered there. They will be delivered to other location. Chairman Kiefer – Where do they get unloaded? Mr. Makovic – Various places, it depends on where they get sold. Most of them are sold in Virginia. We will most likely have two items in the show room, one small and one a little larger. The items will sit there until a new model come out and then they get picked up and replaced with the new items. These trailers are specialty trailers and we have exclusive rights on the whole North East. There is no one in the whole North East that supplies these trailers. So, if someone calls and asks to see one we would be able to go to the show room and take a picture and send it to them. Chairman Kiefer – There will be no retail customers? Mr. Makovic - If I said no customers ever I would be lying. I would love to have retail customers all day long and if I did I would do the sales somewhere else. I have not sold one of these trailers in Sullivan County in the last six months that I have been selling them and I have sold over a hundred. This is mostly for convenience since I'll have my corporate office on the other property.

Chairman Kiefer – Will you do any installations there? Mr. Makovic – No, we do not do any installations.

Jim Barnicle – If in the future they want to do more retail will there be enough room for parking?

Chairman Kiefer – No, there are only five spaces there. How many employee's will you have? Mr.

Makovic – The manager is from M&M in Liberty and will only work after hours. Paula Kay – We need to account for total number of employees. Mr. Makovic – Two, me and one other person. All my other employees are phone people out of India. Richard McGoey – That's two spots and that then leaves you with two more plus handicapped. Mr. Makovic – And I most likely will not even park there. I'll go to my other job in the morning and park there and then walk over to this location later on in the day.

Chairman Kiefer – No products coming in on big trucks? Mr. Makovic – I'm sure there will be a UPS delivery.



Michael Hoyt – Is this place going to deal with the trailers? Originally you were talking about trailers and now your taking about packages.

John – I’m told that it helps with internet sales to show a store. If business does pick up and I have a flow of vehicles coming to look at the products I’ll just move my business. I have other places to do that work.

Paula Kay– Board has to make sure that this site works for any kind of business. Mr. Makovic – If I was to sell this building does the new owners have to come here? Paula Kay – It depends on what the use of the building would be used for. Jim Barnicle – We can put in an addendum stating that it needs to stay as an internet business. Richard McGoey – Right now it’s for truck sales. Chairman Kiefer - I don’t think we can do that Jim Barnicle. Mr. Makovic – If I was to do business from there I would have to relocate my business since this building is too small.

A motion to have a public hearing on June 14, 2017 was made by Jim Barnicle and seconded by Michael Hoyt

5 in favor; 0 opposed

#### **SACKETT LAKE SOLAR FARM**

Sackett Lake Road, Monticello – S.B.L. 28.-1-37

JJ Pavese, representative

Rob Babcock, developer

Mr. Pavese – I have gone over these plans with Richard McGoey and now have a few comments from Richard McGoey that we can go over.

Mr. Pavese – A new solar ordinance has been adopted, Section 250-157’. The site plan that is required by the ordinances has now been done. We have started to develop the basic preliminary plan that will be the ultimate design documents that address the disturbed areas, general mapping notes and what is more important is the bulk of the requirements for the project. When we were originally here our intent was to use the full site up to the power line. We are not going to do that because of cost to clear the site plus some of the regulation that have come into play with what’s allowable with Solar development in the state. Mr. Pavese shows Board a map of the two Arrays. The Northern Array is  $\pm 2$  megawatts and the Southern one is  $\pm 1.75$  megawatts.

Chairman Kiefer- Will these two Arrays being developed at the same time? Mr. Pavese – We will most likely do them in phases.

Mr. Babcock – Ultimately, we will be building from one site down to the other. The first site’s study process is already done and the second site is being worked on. Ultimately run it from the back to the front.

Mr. Pavese – The reason we didn’t get one application for one large site is because there is a maximum limit that you can interconnect on a large-scale system. It’s capped at  $\pm 2$  megawatts. The original

thought was to construct this large system and then go to big entities like the Town, Schools etc. We would try to broker two or three power purchase agreements and sell all the electric to two or three of these entities. The way the state wants us to disturb it is locally, and have the outtake taken up by direct sales of home owners and business owners. Mr. Babcock – The type of project is called Community Solar Garden and it's designed to be in two 200 watt blocks. So that's 500 to 1,000 houses can participate.

Chairman Kiefer – They do it in VT. And it looks horrendous without screening. You were talking about two phases. You would have to do screening along the bottom? Mr. Pavese – We can do a visual impact study and do a little more detail as to where the bottom will be. Most of the screening would take place on the lower bottom side. When you're driving down Sackett lake your attention is not towards the hill. We are about 300 feet from the road about half way down the hill. Mr. Babcock – We will want to do screens at clusters at your turning points. The clusters will be where your site is most likely seen. Chairman Kiefer – We are talking about screening all along. Maybe using a Berm? Mr. Babcock – We try to screen so it looks natural. Berms don't do much. If you Berm and then plant a tree all you will see is nothing but tree trunks. Mr. Pavese – The reason we want to go with natural screening instead of Berms is because we have no export of material off this site. Mr. Babcock – We want to do as little disturbing of the ground. We have three quarters of an acres across the whole site of disturbed ground including pad, roads and fences. If you start taking a Berm up there you will have a lot of destruction up there when you don't need to. Mr. Pavese – The Northerly lot is 31.59 acres and the Southerly lot is 15.9 acres. We will most likely want to do a subdivision. One of the section block is for an interconnection for one of the systems and one SPL number for a consistent interconnect.

Paula Kay – Are we all done with the Landscaping concerns? Chairman Kiefer - No, I don't think we are. Mr. Pavese – I'm sure we will be back here again and we can touch on it again. Chairman Kiefer - This is one of our biggest concerns.

Mr. Pavese – On comment number five with the decommissioning of the plans that were submitted. Richard McGoey you will review that and see what's the cost estimate and how we are going to go about it. It wines up leaving it up to the owner. If the owner defaults and is no longer there then it ends up in the hands of the land owner. We are working on an Escrow account and add a 2.5% adder per year in order to take care of that problem if they ever sold it. Richard McGoey – Escrow will be held by the town? Mr. Pavese – Not sure we will have to talk about it. The town regulations don't say that we have to do a bond. They have done a few different things depending on the town. It will be up to Paula Kay and Richard McGoey to decide on the details. This is not so much of a concern to me since I'm not the owner just the developer. Mr. Babcock - In other states the land owner has to execute first. It's only when the land owner goes away that the Town has the ability to step in and execute since they can't just go in and take them down. It's always better for the security to resides under the lease first and then the Town can come in if the land owner is gone and then the Town is the secondary owner. Paula Kay– We need some kind of security. Jim Carnell – We talked to Bonding companies directly. The company will only do it for three years and then have to re due a new bond for the next twenty years. It's cost prohibitor to do a bond. The Town would go in and whatever the cost is the Town would take care of it and then put it back on the tax rolls. That's how its written in the ordnance.



Mr. Pavese – Then that would put the land owner responsible if the company goes bell up. That’s why I said the land owners to have an instrument worked out so they are not stuck with a bill or a bond at the end of it.

Mr. Pavese – In response to the emergency response plan. We submitted a copy to Richard McGoey. Do we have to get a copy to the FD? Richard McGoey – Yes.

Mr. Pavese - Land screening should be provided in accordance with Section 250-157 and accepted by the Planning Board for compliance. We have provided landscape planning which shows Evergreen trees along Maplewood Road. Chairman Kiefer – What is the height of the trees going to be when you put them in the ground? Mr. Pavese – I have a friend who is working for the casino and he will help me with what trees and shrubs should be planted. Mr. Babcock – Our top height is 10 feet. Paula Kay – When submitting the plans, show the tree’s and how tall they are when they get planted and how high they will get. Matthew Sush – Including the layout of how you would like it to look, including clusters.

Mr. Pavese – The lot coverage will not exceed 80%. The requirement is less than 80% of the lot can be covered in panels. Area one covered by PV panels will be 11.58%. Area two covered in PV panels will be 19.65%. Both less than 80%, as required. There will be an eight-foot fencing covered in a black vinyl coating. Paula Kay – You will need a variance since it’s an eight-foot fence. Mr. Pavese – Can we make it a six-foot fence? Paula Kay – Yes, but you may want it to be eight feet. Mr. Pavese - The Delaware Solar had detailed out an eight-foot fence so that’s what I used. If I need a variance then we need to go to the ZBA? Paula Kay – Yes.

Mr. Pavese - Most of the site will remain the same. Everything will be driven with piles along the way so there will not be any grading for foundation. Except for the inverters and the access drive is impervious. The conduit trenching that goes through the main sight and even if that remained open we will have less than 3 1/4 of an acre disturbed.

Mr. Pavese – Next comment about Solar panels anchoring. We will have a racking plan to show better details for the driven piles. We will have detailed storm water plans, access entrance details, drainage details, and erosion control. We are trying to keep it pretty simple so we don’t change the site too much. We don’t want to regrade the site and start channeling the water flow causing ponds because that will get us into a full-blown storm water prevention plan and we don’t want to do that.

Matthew Sush – What will the surface be like after all of the installation is done? Mr. Pavese – It will be grass. Matthew Sush- And you will mow and maintain it? Mr. Pavese – Yes, we will mow it and do any detail trimming. Any of the lawn under the panels will stay low because of the low lighting.

Mr. Babcock – Generally you don’t have to mow much. The grass doesn’t grow that much around and under the panels. Normally we mow two times a year in the Northeast.

Jim Barnicle – On your next visit can we get picture with the screening? Mr. Babcock – Yes, I can do that.

Mr. Pavese – Can we get a public hearing? Chairman Kiefer – We need more details of the finished product. Mr. Pavese – I would like to object. Mr. Babcock – The more detail you want to see is more of what the finished project looks like? Chairman Kiefer – Yes.

**SDTC – VISTA II**

Old Liberty Road, Monticello, NY – S.B.L. 2.-1-31.3  
Glenn Smith, P.E.  
Dave Fanslow

Matthew Sush recused himself from participating in this application due to the fact that his family's property borders this property.

Mr. Smith – Currently there is a 7-bedroom resident on the property that is Vista I. This was approved years ago. Back in 2014 we got an approval for a new Vista II house. (Shows the board the site plans.) The building was never build and we would like to now build the building but add on one more bedroom making it an 8-bedroom unit instead of a 7-bedroom unit. The states OPWD allows a 125 gallon per day per bed in the residents and we originally designed it to be 150 gallons per day per bed. Meaning that the current septic system is adequate for this new unit. We are asking for a site plan approval and in 2014 we didn't need a public hearing so we would like to have the public hearing waived.  
Chairman Kiefer – No public hearing needed.

A motion for negative declaration motion under SEQRA was made by Michael Hoyt and seconded by Arthur Knapp  
5 in favor; 0 opposed

A motion for site plan approval was made by Arthur Knapp and seconded by Jim Barnicle  
5 in favor; 0 opposed

**SDTC – RIDGE CAMPUS**

Kinnebrook Road, Monticello, NY - S.B.L.-7.-1-26.1  
Glenn Smith, P.E.  
Dave Fanslow

Mr. Fanslow - We have three education buildings that have kitchens in them where they prepare food and we need to add a walk-in cooler to each of them. The buildings are 3 ¼ of mile off the road. They are surrounded by all of our own property. They are 170 feet and 250 feet off the property lines. The additions will be 12 x 16 feet each for the walk-in coolers. We also need to relocate a walk way.

Mr. Smith – Buildings one and two will require the walkway to be relocated for the rear emergency exit.  
Richard McGoey – My only issue is the separation distance between the proposed building addition and the adjoin building. Do you have the dimension? I want to make sure you can get an emergency vehicle in between.

Mr. Smith – We have about 20 to 25 feet. Richard McGoey – That is enough.

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

A motion for site plan approval was made by Jim Barnicle and seconded by Matthew Sush  
5 in favor; 0 opposed

**SDTC – ELDERBERRY BLDG**

Kinnebrook Road, Monticello, NY - S.B.L.-12.-1-4  
Glenn Smith, P.E.  
Dave Fanslow

The Applicant proposes a 12 x 16 foot addition to the kitchen to house a walk-in cooler.

Mr. Smith show the town the site map. Richard McGoey was concern about a gazebo in the back of the building. The walk-in cooler will be next to the gazebo. Jim Barnicle– What’s the distance?

Mr. Smith – About two or three feet and I want to also let you know that this is a gazebo which is an open structure. Lou – Is there any doors on the outside to access the cooler? Mr. Smith – No. And there is plenty of fire access room. Richard McGoey – No issues.

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

A motion for site plan approval was made by Jim Barnicle and seconded by Matthew Sush  
5 in favor; 0 opposed

**ROSEWOOD COTTAGES**

Old Liberty Road, Monticello, NY - S.B.L.-12.-1-28  
Glenn Smith, P.E.  
Joel Kohn

Mr. Smith shows the Board the site plan. Cottages are on Old Liberty and the corner of Pittaluga Road. They want to build a Mikva building for the residences. It is in the RR1 zone allowing us to do this. The permit is good to next year for the sewer. Most of the people will use the Mikva two to three times a week. Estimates from the colony units to on-site STP of between 12,600 gallons per day and 13,000 gallons per day, an excess of approximately 1,000 gallons per day exists to reach SPDES per limit of 13,950 gallons per day. Even if the 600 gallons per day for maximum daily Mikva use was over and above the current flow amount from the residents, the combined flow would be approximately 13,500 gallons per day and that is still below the 13,950 gallons per day permit limit.



Mr. Kohn gave the Board a copy of Richard McGoey comments with their answers.

Richard McGoey – There is No ADA access to the Mikva. Even if they are walking the hill is too steep for a ADA. Mr. Smith – There will be no parking, everyone will walk to the Mikva. We can re-due the walkway.

Jim Carnell – Since everyone is walking to the Mikva there doesn't need to be a ADA parking space.

Richard McGoey – We need detail on the site plan about the ADA.

A motion for negative declaration motion under SEQRA was made by Matthew Sush and seconded by Arthur Knapp

5 in favor; 0 opposed

A motion for site plan approval with condition on ADA walk way and signed off by town Engineer was made by Matthew Sush and seconded by Jim Barnicle

5 in favor; 0 opposed

#### **MCDONALD'S**

4360 State Route 42, Monticello, NY - S.B.L. - 13.-3-38.3

Mr. Roscoe, P.E, Core State Engineering

Mr. Roscoe – Last time we meet we talking about color site plan and landscaping. We are trying to avoid any structure in the state highway right away, avoid site utility and avoid a mature landscaping that is on the site. We ended up with wing walls that will be 2 ½ feet high. We got Richard McGoey comments yesterday. I was under the impression that on Golden Ridge Road we didn't want to disturb that landscape. There are some landscaping and mature trees already there. If we put the stone wall on the side we might have to take some of them out. We are happy to do that, but please let me know how you want to make this happen. Richard McGoey – I think the Board was ok with the 6 locations you showed. Mr. Roscoe – And at the rear exit as well? Richard McGoey – I think that would accent it quite nicely. Mr. Roscoe – Any more than that will be over kill. We are happy to go along with the village concept. We have one issue with the brand wall and that's the stone's, they are no longer available. It will be a concrete brick mix concept but the color will match that of the Taco bell. (Shows board picture.) Richard McGoey and Chairman Kiefer – Looks good to us.

Chairman Kiefer – Parking lot issues. Mr. Roscoe shows board the site plan. First, we applied the 40-foot setback from right away line. Our new addition does not increase to the border line. In the back, we have six parking spaces to accommodate two large vehicles. We can designate with dash markings showing buses and delivery parking. We lose six parking spots but still have enough for regulation. I have also drawn in on the plan the new cross walk from the back of the building to the delivery area.

Chairman Kiefer – What part of the parking lot do you plan on refurbishing first and then which part will be next. What will the time frame be? Mr. Roscoe shows the board where they plan on starting the parking lot repaving. Repairing set for April and then do an inspection in October leaving us enough time to still do repairs if needed. Chairman Kiefer – I thought the parking lot was a lot worst. Matthew

Sush -Because of the storm drains are so low and since they are in the driving lane you go over them three or four times making you think it's so much worst. Mr. Roscoe – We don't want to just repave. Chairman Kiefer– Are you going to repave and then tear it up again in 6 months?  
Mr. Roscoe – We will repave now and then will fix them later when they are warranted.  
Dick – What is your phase two? Mr. Roscoe – April/May repairs and inspection in October. If you want to address something specific we can talk about that. Matthew Sush – I think you should do the repairs first and then the new construction. Mr. Roscoe – We don't want to make it so over whelming now that they have to shut down. Chairman Kiefer – When do you plan on doing this? Mr. Roscoe – As soon as possible. Arthur Knapp –The drainage is the main concern in the parking lot. So, the question is do you do the drain first and get them leveled up and patch it and then do whatever else needs to be done? Mr. Roscoe – Yes that's what we are proposing. Arthur Knapp – So is there a proposal that says in October that we are going to bring the cosmetics value of the parking lot up since the drains have been all set? Mr. Roscoe - Question is do we do the whole parking lot or just the section that need to be done. Michael Hoyt – You suggested the whole parking lot. Mr. Roscoe – No, I didn't suggest it I'm just saying it's got to be a cost-conscious approach. Richard McGoey – I think fixing the catch basin first and then in October do the cosmetic work. Michael Hoyt – Isn't there an issue with the parking every spring? I think there is a problem with the base all the way through. Chairman Kiefer - I would like to see the timeline in writing. Arthur Knapp – At this point do the new paving, fix the drains and then you're going to have a plan two in October. Can we put together some kind of parameter about the working of the parking lot?

Matthew Sush – I think there needs to be something to control the traffic so when you go around the building you have to slow down so that the people coming off of Route 42 have the right of way. Your focus when you get off of Route 42 is to get to the drive thru lane and not the fact that someone might be coming around the building. Mr. Roscoe – Yes, we can add a painted yield sign.

Matthew Sush – I think the corner of Golden Ridge should have some kind of landscaping now that it's the exit.

Chairman Kiefer – Can we take care of the transient person?

A motion for negative declaration motion under SEQRA was made by Arthur Knapp and seconded by Jim Barnicle

5 in favor; 0 opposed

A motion for site plan approval with condition for phase two planning, the yield sign painting, landscaping in the back entry and any technical comments from the Town Engineer was made by Jim Barnicle and seconded by Matthew Sush

5 in favor; 0 opposed

### **CAMP ARUGATH HABOSEM**

203 Whitaker Road, Monticello, NY - S.B.L. - 3.-1-8

Joel Kohn, representation

Aaron Kohn, represents the camp



Mr. Kohn – We were here 4 weeks ago and had a public hearing. We addressed all the comments made by the public. We added a note to the site plan about the noise. Chairman Kiefer – We want people at the camp to be aware of the noise issue. Aaron Kohn – I'll make sure they are aware of the noise issue. It's not just only our camp but it's also the camp in Fallsburg, the noise travels up the hill towards our camp. Paula Kay – The use of the speaker will be from 9 A.M. – 7 P.M. Richard McGoey – Mr. Kohn have a note added to the site plan about the noise. Mr. Kohn – It already is.

A motion for negative declaration motion under SEQRA was made by Matthew Sush and seconded by Arthur Knapp

5 in favor; 0 opposed

A motion for site plan approval with condition for a note on the site plan showing the hours the speaker can be used are 9 A.M. to 7 P.M. was made by Michael Hoyt and seconded by Matthew Sush

5 in favor; 0 opposed

#### **LAKEVIEW ESTATES**

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

Joel Kohn, representative

Mr. Kohn – LBG did all the well testing. On April 21, 2017, the town Engineer sent a request to MHI for their review and comments on the well testing. On May 18, 2017, MHI wants additional testing and some tables added to the report. MHI said on May 24, 2017, that they were satisfied with everything that was addressed. They said there was one issue that was raised by the planning board and that was the impact of the neighboring wells. Mr. Kohn reads the MHI letter. LBG indicated in their opinion of the draw down observed for the well location monitored was not significant. MHI agrees with LBG. Because the planning Board raised an issue they want to have a definition of what a significant draw down is. Chairman Kiefer – In our work session we want to have some kind of stipulation that if a project creates issues with neighboring wells then the project will be responsible. Mr. Kohn – MHI reviewing had no issues with the wells. The applicant is willing to do a Bond for a couple of years and if a new well is needed it will come from the Bond. Richard McGoey - How does your hydrogeologist respond to not knowing the depth of the pumps in the wells? Our hydrogeologist is saying that should be a known measurement. Mr. Kohn - I'm not sure I'm not a hydrogeologist. Richard McGoey - Because there is no way of telling the significant if you don't know where the well pump is and you don't know based on the draw down how close to the well intake that draw down got to. Mr. Kohn – They do know what the draw down is but not where the pump is. Richard McGoey – So how can they say it's not significant if they don't know where the pump is.

Paula – We can't move forward with a complete SEQRA until their consultant responds back with the depth of the pumps.



Mr. Kohn gave the Board the Technical Review of the Site Plans letter and the EAF and SEQRA comments letter. Mr. Kohn also gave the Board the Technical Review. Chairman Kiefer – Do you want to go over these comments? Richard McGoey - We can go through these comments in a work session.

Paula Kay – The 239 came in and it was local determination and there were lots of comments regarding the DOT. Mr. Kohn - The comments were about the entrances to the site. They sent an e-mail to the Engineer and the Engineer has responded to them. Mr. Kohn handed comments out. Richard McGoey will go through these at a work session and make sure everything was addressed. This will be subject to the permit from the Department of Public Works. Can we go over the landscaping?  
Chairman Kiefer - Not now, landscaping will not hold up the project.

Richard McGoey– Change the Pin Oak trees to Red Maples since Pin Oaks do not provide shade. All of the area's that the trees are not to be disturbed should be labeled as such.

### **TNT FIREWORKS**

41 Anawana Lake Road, Monticello, NY - S.B.L. - 13.-1-34.1  
Robyn Curran, Area Manager

Chairman Kiefer - Did you get to go over Richard McGoey comments? Ms. Curran – No, I did not get them. Richard McGoey gave Ms. Curran his comments to look at.

Ms. Curran – Did you receive the plans? Chairman Kiefer – Yes.

Paula Kay – Are we doing this again next year? Ms. Curran – As long as Wal-Mart allows us to do this we will be doing it. Paula Kay – We will need to see you yearly then. Just because it is a Special use permit.  
Matthew Sush – Same location as last year? Ms. Curran – Yes, it will also be done by same local teacher.

Paula Kay- Specials use permit will requires a public hearing. Chairman Kiefer - Did we do a public hearing last year? Paula Kay – No, it was approved by the Building Department last year since it was the first time doing it.

Arthur Knapp – This is obviously for July 4<sup>th</sup> and the state is allowing you to sell as of July 1<sup>st</sup>?  
Ms. Curran – The way the state wrote the law it says, we can sell inside a store from June 1 – July 5. If selling inside a tent then its June 20<sup>th</sup> – July 5<sup>th</sup>.

Jim Barnicle – Is there a no smoking sign? Ms. Curran – State requires the following, no smoking signs within 20 feet, one fire extinguisher, a sign saying no one under the age of 18 can enter and we need to have two exits.

Paula Kay - How do you secure it at night? Ms. Curran – Someone stays with the product overnight.  
Paula Kay – Then that would be two employees? One to sell and one to stay with the project? Ms. Curran – Yes, actually there might be three employees.

Matthew Sush – Is there anything to keep people from walking in the wrong places? Ms. Curran – The tents are open but we use bunting around the tent area to confine the area. There is a clear entrance and exit and no cars are allowed within 10 feet of tent. Matthew Sush – I just know that cars cut through this area to get to Burger King and I was concerned. Ms. Curran – The tent is in the first rows. Richard McGoey – Is there a barrier around the tent as well and can you show the barrier on the site plan. Ms. Curran – I can have them add it to the site plan.

A motion for a public hearing on June 14<sup>th</sup> was made by Matthew Sush and seconded by Arthur Knapp  
5 in favor; 0 opposed

Paula Kay– Just want to let you know if there is any opposition the night of the Public Hearing we can't approve it that night.

Arthur Knapp – A good visual would help the town Board.

**TRANS DIRECT (HOMETOWN DISTRIBUTORS)**

15 Rock Hill Drive, Rock Hill, NY -S.B.L. - 8.-1-31.

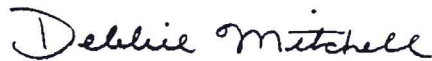
A motion for Public Hearing on June 28, 2017 was made by Michael Hoyt and seconded by Jim Barnicle  
5 in favor; 0 opposed

**KARTRITE RESORT HOTEL & WATERPARK**

A motion for a construction trailer on Chalet Road was made by Arthur Knapp and seconded by Jim Barnicle  
5 in favor; 0 opposed

A motion to adjourn the meeting at 9:01 p.m. was made by Jim Barnicle and seconded by Matthew Sush  
5 In favor; 0 opposed

Respectfully submitted,



Debbie Mitchell  
Secretary  
Town of Thompson Planning Board